AGENDA
Regular Town Board Meeting
September 20, 2021 - 6:00 PM
HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Pre-meeting - 5:15 p.m.

1.A. Closed Session pursuant to N.C.G.S. 143-318.11(a)(6) for purposes of considering qualifications, performance, and conditions of appointment of a public employee.

2. Call to Order

3. Invocation - Moment of Silence

4. Pledge of Allegiance

5. Mayor and Commissioner Reports-Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Receive update from Edifice and Creech & Associates on preliminary design phase of new Town Hall and consider providing direction to design-builder on option to proceed with schematic design phase.

7. Agenda Changes

8. Public Hearings

8.A. Conduct public hearing on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 303 multi-family units, 65 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113). *(David Peete)*

8.B. Conduct public hearing on Petition #R21-11, a request by Trinity Capital Acquisitions, LLC and Mike Clapp to rezone 23.14 acres from SP-CD to CB-CD at 10695 Hambright Road (Parcel 01740104). *(Jack Simoneau)*

8.C. Conduct public hearing on Petition #TA21-13, a request by Trinity Capital Advisors to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer in the Mountain Island Lake Overlay zone through a conditional rezoning process in the Corporate Business zoning district. *(Jack Simoneau)*

8.D. Conduct public hearing concerning the approval of an installment financing contract with Pinnacle Financial Partners in a principal amount not to exceed $8,400,000 for the purpose of achieving debt service savings by refinancing existing installment financing contracts, the proceeds of which were used to finance and refinance the costs of various facilities in the Town, including the Town's police facility. *(Jackie Huffman)*

9. Other Business

9.A. Consider decision on Petition #R21-09 Caldwell Crossing Mixed Use, a request by CapRock LLC to rezone +/- 38.1 acres East of Old Statesville Rd, Caldwell Station Rd, and South of Mayes Rd from Corporate Business and Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211). *(Brian Richards)*

9.B. Consider decision on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development. *(Brad Priest)*

9.C. Consider decision on Petition# TA21-06, a text amendment request made by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance to allow detached garages in the side yard of home lots in farmhouse clusters. *(Lauren Speight)*

9.D. Consider decision on Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district. *(Jack Simoneau)*

9.E. Consider decision on Petition #TA21-10, an application by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning

Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way. *(Brad Priest)*

9.F. QUASI-JUDICIAL. Conduct quasi-judicial hearing on Ranson Road Subdivision Sketch Plan, a request by Blue Heel Development to subdivide +/- 12.42 acres of land located on Ranson Road to create a 36-lot single-family subdivision (Parcel IDs: 00932106, 00932109, and a portion of 00908129). *(Brian Richards)*

9.G. Consider approving Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation. *(Emily Sloop)*

10. Consent Agenda

10.A. Approve the minutes of the September 7, 2021 Regular Town Board Meeting. *(Janet Pierson)*

10.B. Approve budget amendment appropriating Fund Balance in the amount of $35,000 as discussed by the Board at the pre-meeting on September 7 for the following agencies: Ada Jenkins Center $5,000 (increase to FY 22 budgeted $15,000); Angels and Sparrows $5,000; Caterpillar Ministries $15,000; and Hope House Foundation $10,000. *(Pattie McGinnis)*

10.C. Adopt Bond Resolution for the Taxable GO Bond to advance refund to the 2013 Bonds. *(Jackie Huffman)*

10.D. Adopt Bond Resolution for the Tax-Exempt GO Bond to refund the Taxable GO Bond as contemplated by a Forward Delivery Agreement. *(Jackie Huffman)*

10.E. Adopt Resolution for the Installment Financing to refund the 2011 installment financing (tax-exempt) and the 2012 LOBs (taxable). *(Jackie Huffman)*

10.F. Adopt ADA Transition Plan. *(Jackie Huffman)*

11. Closing Comments

12. Adjourn

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: David Peete, Principal Planner

Date: September 20, 2021

Subject: Petition #R21-06 - North Creek Village Mixed-use

EXPLAIN REQUEST:
Conduct public hearing on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 303 multi-family units, 65 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113).

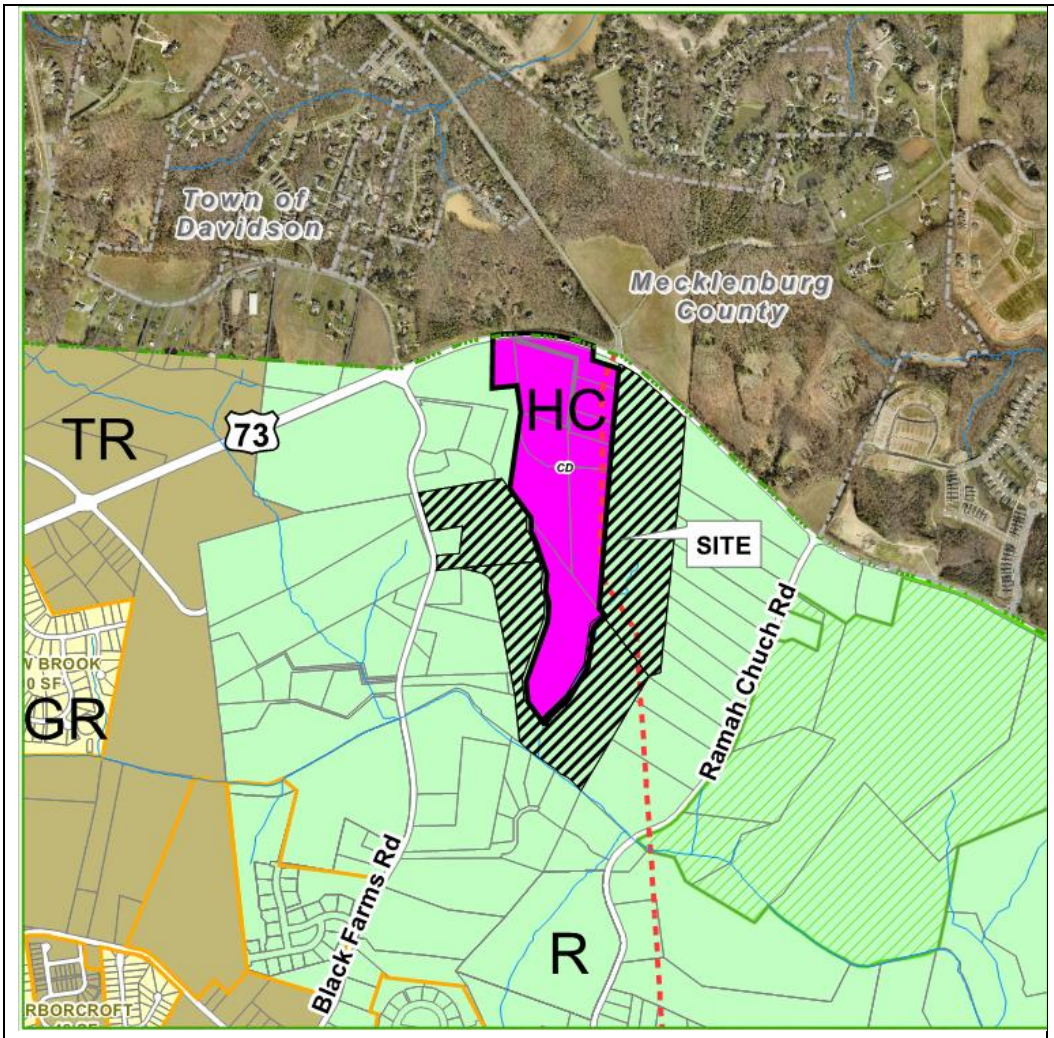
ACTION RECOMMENDED:
Conduct a Public Hearing

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. R21-06 North Creek Village Mixed-Use (PH)Staff Report (9-20-21)
2. Attachment A - North Creek Mixed-Use General Application
3. Attachment B-1 - North Creek Village Mixed-Use Rezoning Plan 1 of 2 (08-27-21)
4. Attachment B-2 - North Creek Village Mixed-Use Rezoning Plan 2 of 2 (08-27-21)
5. Attachment C - Neighborhood Meeting Report - June2, 2021
6. Attachment D - CMS Report (7-6-21) - North Creek Village Mixed-Use
7. Attachment E - North Creek Village sub-area density map (3rd Submittal)

North Creek Village Mixed-Use Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: Magnolia Development, LLC

Property Owner: Charles Spencer Davis, Jr. & James Coy F/T B/W Mayes (see Attachment A).

Property Address: 17705 Davidson-Concord Road

Project Size: (+/-) 84.0-acres

Parcel Numbers:

01107311, 01126101 & 01126113

Current Zoning: Rural (R).

Current Land Use: vacant / one (1) cell tower.

Proposed Zoning: Highway Commercial — Conditional District (HC-CD) & Traditional Neighborhood Development - Urban (TND-U CD).

Proposed Land Use: 303 Multi-family units, 65 Attached-Residential, 77 Detached-Residential & 42,500 Sq. Ft. Commercial Uses (HC permitted uses).

1. Purpose: Petition to rezone 84.0-acres generally located at 17705 Davidson-Concord Road – south of the intersection of Davidson-Concord Road and NC 73 - from the Rural (R) Zoning District to Highway Commercial – Conditional District (HC-CD) and Traditional Neighborhood Development – Urban (TND-U CD) to create a mixed-use development consisting of 303 multi-family units, 65 attached units, 77 detached units and 42,500 sq. ft. of commercial (Highway Commercial permitted uses) (see Attachments B). <u>If the CD Rezoning Plan is approved,</u> <u>a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>

2. Adjoining Zoning and Land Uses.

   <u>North</u>: Town of Davidson: *Neighborhood Edge (NE) & Neighborhood Center II (NC2) & Town of Huntersville Highway Commercial – Conditional District (HC-CD) & Rural (R) – NC 73 corridor, Large-lot, single-family homes , one single-family subdivision (Pages Pond), farmland & vacant*.
   <u>South</u>: *Rural (R) – Large-lot, single-family homes, one farm (Black) & vacant land.*
   <u>East</u>: *Rural (R) – Large-lot, single-family homes & vacant.*
   <u>West</u>: *Rural (R) – Large-lot, Single-family homes, one farm (Black), farmland & vacant.*

3. One (1) neighborhood meeting was held on June 2, 2021. A summary of the questions and concerns from that meeting are found in the report of the meeting (see Attachment C).
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in two (2) locations (Davidson-Concord Rd. & NC 73 intersection & along Black Farm Road).
5. The advertised Public Hearing date was August 16, 2021, however the applicant is requested not to open the hearing and continued to September 20, 2021.

6. **NOTE OF CONTEXT:** A large portion of this proposed Rezoning Plan is located within an identified "Activity Center" from the 2040 Community Plan. However, it is important to understand the level of development already vested within this activity center in order to understand the full impact of proposed development within the center (see Attachment E). The addition of North Creek Village Mixed-Use allows a substantial portion of the "Activity Area" to be master planned.

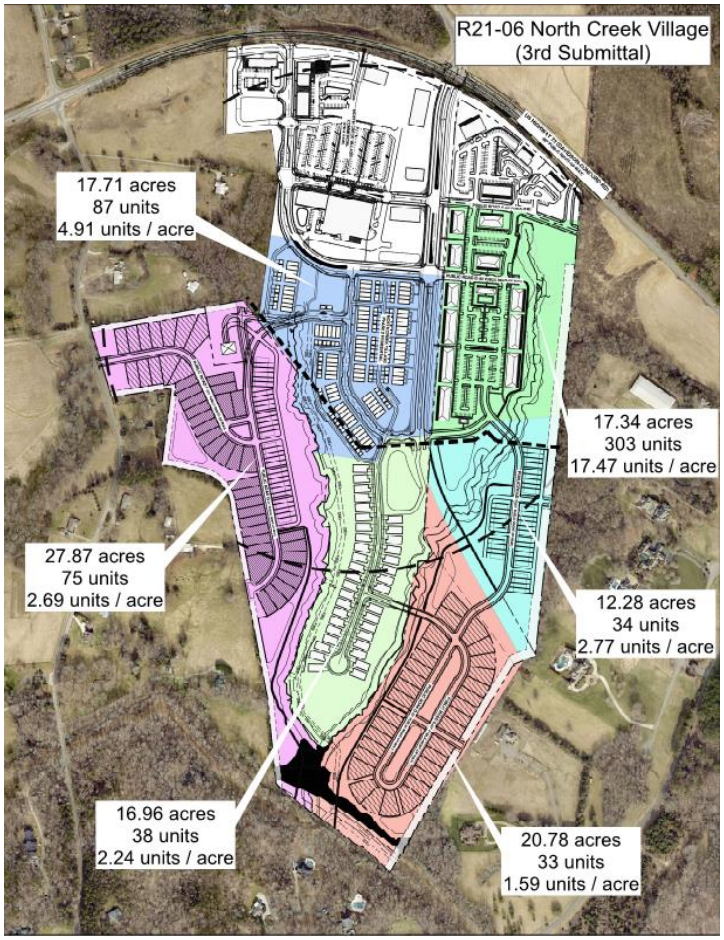
   In 2008, mixed-use development known as "Huntersville East" was approved and later revised. Below is a comparison of the two developments.

	Huntersville East (approved)	**North Creek Village (Proposed)**
Development size:	59.92-acres	84.0 acres
Max. Commercial Space:	181,827 sq. ft.	42,500 sq. ft.
Attached Units:	89	368 (303 apartments; 65 townhomes)
Detached Units:	36	77
Total Units:	125 (2.08 unit/acre)	445 (5.3 unit/acre

   In TOTAL, these two developments would permit the following level of development:

Development size:	**143.92-acres**
Max. Commercial Space:	**224,327 sq. ft.**
Multi-Family Units:	**303**
Attached Units:	**154**
Detached Units:	**113**
Total Units:	**570 (3.96 unit/acre)**

As defined on page 54 of the 2040 Community Plan, "Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers". A significant portion of the proposed rezoning is located within an identified Activity Center and provides a mix of uses, including commercial, multi-family and attached and detached homes. The essential question for this proposed development is whether the amount of development is "stepping-down" as it moves out toward the adjacent Rural zoning areas?



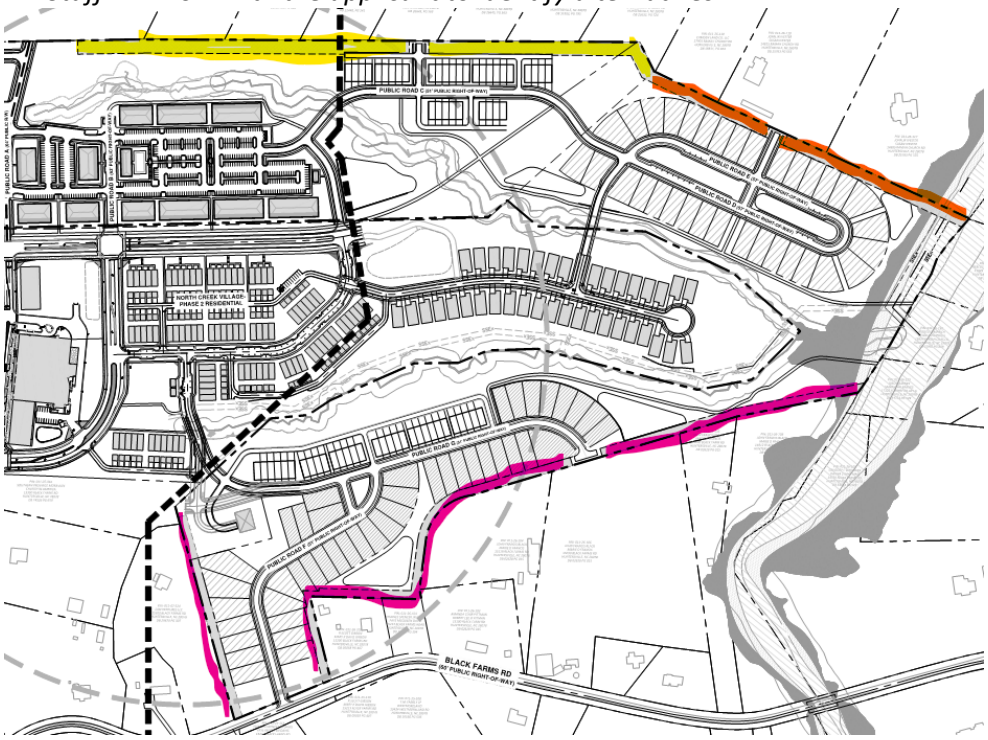
PART 2: REZONING/SITE PLAN ISSUES

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations. Significant elements include:

- Proposed Uses: 303 Multi-Family Units (Apartments), 65 Attached Units (Townhomes), 77 Detached Units (445 total residential units) and 42,500 sq. ft. of Commercial uses.
- Urban Open Space provision within ¼ mile of all residential units is proposed to be a "greenway and/or greenbelt". Staff is working with the applicant on the design of the Urban Open Space.
- Right-of-way to be dedicated along NC 73, as required by NCDOT. Right-of-way for future thoroughfare to be dedicated to the southern boundary. Two (2) street connections to existing streets are proposed to NC 73 (far eastern edge) and to Black Farm Road. Three (3) connections to the pending section of future thoroughfare (part of Huntersville East) are proposed, as well as two (2) connections to the original Huntersville East development. There are five (5) stubs to adjoining parcels.
- Two (2) trail connections are proposed leading to the future County/Town regional greenway located to the south of this development.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- No phasing plan is proposed, but a phasing plan may developed later for the development.
- The entire project is proposed to be annexed into the Town of Huntersville.

The Conditional District Rezoning Plan has <u>several issues that need to be addressed</u>:

1. Buffers along exterior boundaries are required, by Ordinance, to be a minimum of 20' in width and undisturbed. While the plan shows buffers exceeding the minimum (pink = 30', orange = 40' & yellow = 50'), grading appears to occur in the buffers in several locations. The preliminary grading plan needs to provide more clarity. There also appears to be grading in the SWIM buffer near the apartments.
   STAFF COMMENT: *Staff will work with the applicant to identify alternatives.*



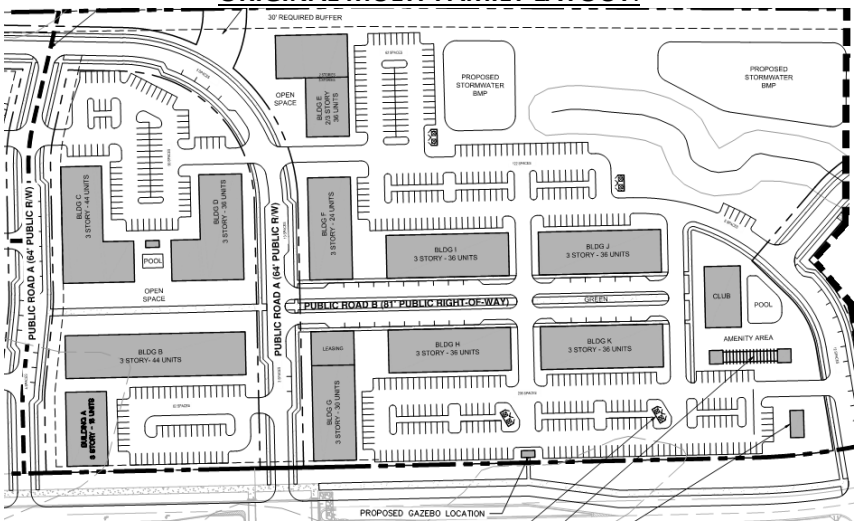
2. Traditional Neighborhood Development – Urban (TND-U) is requested for the residential sections of the development in order to allow 83% attached units. TND Districts are provided "for the development of new neighborhoods… which are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. TNDs offer a mixture of housing types and prices, prominently sited civic or community building(s) and stores/offices/workplaces to provide a balanced mix of activities". TND also requires the following:
   - Average perimeter of all blocks should not exceed 1,350 ft., with no block greater than 500 ft. without a dedicated alley or pathway providing through access.

   STAFF COMMENT: Multiple blocks exceed the recommended 1,350' perimeter and are greater than 500' without a dedicated alley or pathway providing through access. Staff will work with applicant to review options.

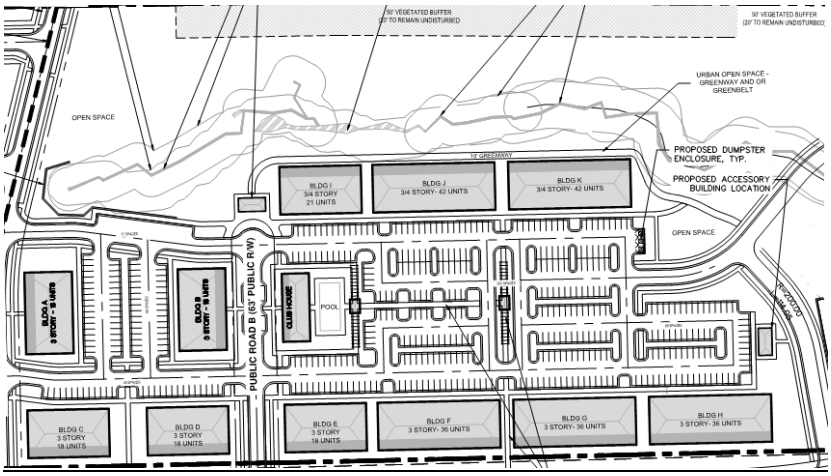
3. Elevations for the commercial, multi-family units (apartments) and attached units (townhomes) in the HC and TND zone along the public street frontages need to be provided.
   STAFF COMMENT: Per Article 3.2.11.d.3 Traditional Neighborhood Development – General Requirements, "A master plan in compliance with Traditional Neighborhood Development standards shall be provided with the conditional district plan…" The master plan shall include… building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges".

4. In the first version of the plan, the Multi-Family Units had a smaller block perimeter in keeping with TND recommended standards and intent. The current (3rd version) multi-family layout does not. Further, buildings J, K, and L front a 10' sidewalk, not a greenway or other Urban Open Space.
   STAFF COMMENT: Staff will work with the applicant to address these issues.

ORIGINAL MULTI-FAMILY LAYOUT:



3rd MULTI-FAMILY LAYOUT:



5. The apartment, townhome and lots less than 60’ in width areas must provide on-street parking.
   STAFF COMMENT: Article 5.5 Streets of the Zoning Ordinance states “an on-street parking lane on at least one side of the street is required on streets serving apartments, attached houses and detached houses with lots less than 60’ or less in width”.

6. Required specimen tree save is 30% for both HC and TND-U zoning. The proposed Rezoning Plan indicates 29% specimen tree save and to mitigate the remainder of required tree save.
   STAFF COMMENT: *With undisturbed buffers and refined grading, there should be opportunity to save (at least) 30% of specimen trees on site. Tree mitigation is a measure in the Ordinance to be utilized when existing conditions do not permit minimum preservation of trees on site.*

7. The proximity of the highest-density use (apartments) abuts the Rural zoning district, with a permitted density of 0.9 units-per-acre, is a concern as to whether that is supported by the 2040 Community Plan land use recommendation for an Activity Center. Additionally, while all of the external buffers exceed the Ordinance minimum of 20’, are they appropriate to adequately transition higher-intensity uses to the existing land use pattern?

STAFF COMMENT: *Concern with the density proposed in the areas highlighted in yellow and buffer width in the areas highlighted in orange (see below) because they adjoin large lot single-family homes/farms. Staff recommends meeting with the developer to look at options in these areas. As the uses are similar, the buffers should be similar and as both Detached Unit areas abut Rural Zoning districts, the 40 ft. buffer standard is recommended.*

8. All parking lots, when located along a public street must be screened.
   STAFF COMMENT: *A note indicating all required parking lot screening/landscaping to be provided, per Zoning Ordinance, must be added.*

9. Pedestrian circulation through the proposed multi-family and commercial parking lot does not satisfy Article 6 of the Zoning Ordinance.
   STAFF COMMENT: *Article 6.D. states that "parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building(s). On larger lots, corridors within the parking area should channel pedestrians from the car to the perimeter of the lot or to the building". Furthermore, the TND-U zoning district allows pedestrian pathways to count as block beaks, which would help address the issue listed on page 3 of this report.*

10. Per Art. 9.9 of the Zoning Ordinance, a 200 ft. setback must be provided from a cell tower to residential lots.
    STAFF COMMENT: *If the applicants request a smaller setback, Staff would support a setback equal to the height of the tower (which will need to be provided), as well as documentation that the tower is engineered to "implode" or otherwise not fall over at full-height. It is also recommended that the cell tower setback is measured from the building envelope of the surrounding lots. <u>This would require an Ordinance Modification request</u>.*

11. MODIFICATION REQUEST – "50 ft. lots shown on the Rezoning Plan are not required to be accessed through an alley in order to be consistent with the 50' lots in Phase 1 and in order to accommodate the adjacent buffers shown."
    STAFF COMMENT: *Lots exceeding 50' do not require alley access. It is possible a modification of this requirement is not necessary.*

12. Note 3 (Sheet SP-203) – "Schematic Nature of Rezoning Plan" note.
    STAFF COMMENT: Note allows significant ability to amend plan without public review (where appropriate). Staff to review note with applicant.

13. Note 6 (Sheet SP-203) – "Permitted Uses" note.
    STAFF COMMENT: Note permits higher density uses to be located anywhere throughout development. Note should be eliminated or revised.

14. <u>RECOMMENDATION</u>: Will floodplain along southern border be dedicated to Mecklenburg County?
    STAFF COMMENT: *Dedicating the floodplain to the County helps in water quality management and future greenway development.*

15. <u>RECOMMENDATION</u>: In the area south of the thoroughfare, 50% of the Single-Family Homes are facing a storm water BMP with limited space to provide maintenance access and adequate landscaping / screening of the BMP.
    STAFF COMMENT: *A BMP with 100% public street frontage should be well landscaped, therefore a rain garden or other heavily planted BMP type is recommended in this location.*

16. <u>RECOMMENDATION</u>: a pedestrian crossing from the western single-family units to the Huntersville East single-family area would provide residents access to all parts of the development;

RECOMMENDATION: The proposed private greenway in the Multi-Family block does not connect or continue on to a network that should be created throughout the development;

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA for the North Creek Village Mixed Use Rezoning was submitted to the Town on 7/16/21 with comments returned to the applicant on 8/6/21. A revised TIA was submitted to the Town on 8/13/21 with comments provided to the applicant on 8/27/21. Several of the items to be addressed relate to inconsistencies with site access to the proposed development versus the North Creek Village/Huntersville East development. Revision to the TIA is required prior to determination/recommendation of roadway improvements.

Additional transportation issues:

- Public streets shall have minimum centerline radius of 200', several locations will need to increase radii to meet that standard.
- The end of Public Road B does not include right-of-way for a public turnaround.
- Turnarounds are needed at the end of the alleys connecting to Public Road C.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

In 2008, the Davidson-Concord Road / NC 73 Area Plan identified the area south of NC 73 and Davidson-Concord Road as appropriate for a "Village Concept", a type of development that is "compact, mixed-use and pedestrian-oriented". However, that Plan was NOT adopted by the Town of Huntersville, but did influence both the 2030 and 2040 Community Plans that guide development today.

NOTE: The following references to the 2040 Community Plan's policies that relate to the North Creek Village Mixed-Use Rezoning Plan are divided into three sections: Policies that DO SUPPORT the Plan as presented; Policies that COULD support the plan if changes are made and Policies that DO NOT support the plan.

The 2040 Huntersville Community Plan **DOES SUPPORT** this project through the following sections:

- **Policy LU-2:** Encourage residential development that follows the pattern outlined in the future land use map.
    - **Policy LU-2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of the Huntersville zoning jurisdiction.

  STAFF COMMENT: *The North Creek Mixed-Use development would be located approximately 2.15-miles from NC-115 to the western edge and 2.5 miles from the eastern edge. The majority of the proposed development is located in the Activity Center identified for the intersection of NC 73 and Davidson-Concord Road (see page 53) in the 2040 Community Plan. The proposed density of 5.3-units per acre is adjacent on all sides to Rural Zoning Districts with densities of 0.9 units/acre or less. The previously approved Huntersville East development (which is also mostly within this Activity Center) has a density of 2.07 unit/acre (see note #6 on page 2 of this report). The area to the west was not developed under the Town's subdivision regulations. The area to the east include a series of large lots located along Ramah Church Road that average 7.8-acres in size (approx. 0.08-units/acre). To the south is the Ramah Oaks*

Farmhouse Cluster, a 16.68-acre development with a density of 0.36-units per acre. The "Huntersville Transect is a description of relative development intensity and expected built and natural forms. The Future Land Use Map combined with (land use) policies create a transect that focuses growth in walkable Mixed-Use Centers and Activity Centers and decreases in intensity farther away from the center. Traditional neighborhoods give way to conservation subdivisions and eventually farmhouse clusters that sensitively integrate with the rural environment". If the proposed rezoning plan is divided into smaller sub-areas (see chart on page 3 of this report), an analysis of the various sections shows that many are consistent with the TR zoning district, which may be a more appropriate designation than TND-U for the majority of the residential areas (except for the multi-family).

- **Policy LU-6: Support a mix of land uses in key locations**.
    - LU 6.1: A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers & Employment Centers identified on the Future Land Use Map.

  STAFF COMMENT: *The proposed mix of uses is appropriate for an Activity Center*.

The 2040 Huntersville Community Plan **COULD SUPPORT** this project through the following sections:

- **Policy LU-1 - Future Land Use Activity Centers Map** (2040 Community Plan page 56): Location #2 is the North Creek Village Mixed-Use development and includes the previously approved development (formerly known as Huntersville East). "The NC73 Transportation/Land Use Corridor Plan recommended a Neighborhood Center in this area with additional study needed. A conditional mixed-use commercial rezoning was approved with 22 acres for commercial, 15 acres for attached housing and 15 acres for detached housing". Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 sq. ft. of non-residential). Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.
  STAFF COMMENT: *While the mix and nature of the proposed development is consistent with the 2040 Community Plan, the previously approved Huntersville East development has been approved for far more commercial space than is recommended, this could make it difficult to support additional non-residential in this location without further study of the area. The density of the proposed residential could be supported if there is an emphasis on urban form and design to create a sense of place. This density should "step-down" as it reaches the edges of the activity center to approximate the density levels of the surrounding zoning districts.*

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**
    - **LU 7.1: Require all new development to adhere to the following design principles**:
        - In Mixed-Use Centers, Activity Centers, Town Centers and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
            - All buildings shall front a public street or (Urban) Open Space.
            - Streets should be connected, have short blocks and sidewalks on both sides of the street.
            - Improve connectivity, particularly for pedestrians and vehicles.
            - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and/or landscape features.
            - Accommodate a mix of uses and/or housing types.

STAFF COMMENT: *All proposed buildings are intended to front on either public streets or Urban Open Space. However, the Urban Open Space "greenway" in front of the Multi-Family Units is not designed appropriately – it is merely a 10' wide sidewalk. Re-design of the greenway would be required. The public streets do connect to other public streets, but the blocks are not complete and public street connections are missing, which causes many of the blocks to exceed Ordinance length-limits for the TND-U Zoning District (250 – 500'). Pedestrian circulation is still in need of improvement. Large parking areas, particularly along thoroughfares and public streets are not identified as being screened from view. A mix of housing types are proposed, however the uses are compartmentalized and should more-fully integrate within the Activity Center limits.*

- **Policy LU-10: Encourage a diversity of housing options.**
  - **LU 10.1: Align housing options with resident needs and promote attainable housing options**.
    - Accommodate a mix of housing by type, tenure and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions and service positions.
  - **LU 10.2: Continue to encourage a mix of lot sizes in new developments**

STAFF COMMENT: *The development offers three (3) main types of residential units: Multi-Family (Apartments), Attached Units (townhomes) and Detached Units on 50' and 60' wide lots (Single-Family Homes). This mix of housing types offers options for future residents with varying income levels*. *Elevations are needed for the apartments and townhomes to determine if they meet zoning standards.*

- ***Policy LU-11: Protect Exiting Housing Stock***.
  - **LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.**

STAFF COMMENT**:** *A 50 ft. vegetated buffer along the eastern border is proposed, and the nearest Multi-Family units are approximately 230 ft. from the external property line. The Multi-Family units have the highest density (17.47 units/acre) and the question of whether 230 ft. of separation along the Rural Zoning district is adequate must be addressed. The townhomes just to the south of the apartments only have the 50 ft. buffer separating the uses' density of 2.77 units/acre from the adjacent Rural zoning. The detached homes in the southern portion have a 40 ft. vegetated buffer along the property line. Along the western border (along Black Farm Road), the proposed vegetated buffer is 30 ft. from the property line. As the adjacent parcels to the west are similar to the adjacent parcels to the east, it is recommended that a similar buffer is utilized. Lastly, the "vegetated buffers" should be undisturbed buffers that only add vegetation where existing vegetation is not adequate, per the Zoning Ordinance.*

- **EOS-10: Improve bicycle and pedestrian facilities throughout Town.**
  - **Implement the Bicycle and Pedestrian Committee's 30 x 30 plan.**
    - Connect all parks, schools, neighborhoods and major shopping into the Greenway System by 2030 incrementally over the next 10 years.
      - Include greenways, sidewalks, multi-use paths, trails and dirtways.

STAFF COMMENT: *All public streets have sidewalks along both sides and generally provide pedestrian circulation throughout. Two (2) proposed pathways will lead to the southern end of the development and enable future connection to a Town/County greenway. However, numerous blocks exceed block-length limits and additional pedestrian (or street) connections will be required to reduce the length of these blocks.*

- **Policy LU 3.1**: **Manage residential growth in the eastern and western parts of Huntersville's planning jurisdiction.**

- **LU 3.1**: **Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas**.
  - There is constant pressure to rezone to higher-density districts on the edges of town. Growth management was the #1 priority for survey response. There needs to be a concerted effort to uphold previous policy decisions to limit density and increase open space preservation in the more undeveloped areas outside of the Town Core.

STAFF COMMENT: *Portions of the proposed Rezoning Plan are outside the Activity Center and should therefore more closely match the permitted densities of the surrounding zoning district. The densities of the southernmost detached units could approximate Transitional Residential (TR) density limits (1.5 units/acre) and be an appropriate "step down" to the Rural zone.*

- **Policy LU-5: Focus more intense development in locations that can support growth**.
  - LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.

STAFF COMMENT: *While NC 73 is a regional transportation corridor and will soon be widened to accommodate greater east/west movement, the network of streets south of NC 73 does not yet exist. While the previously-approved Huntersville East development will provide a section of future north/south thoroughfare and the North Creek Village Mixed-Use development will provide additional right-of-way to the south, there is no connection to another thoroughfare. There is a connection proposed to Black Farm Road, however, no upgrades are proposed to Black Farm Road itself. And while there are several street stubs to the east, they also will not connect for the foreseeable future. The vast majority of the traffic from this development will use NC 73.*

- **Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.**
  - LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas. The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.

STAFF COMMENT: *Good design is the key to flexibility in development regulations. Site plans that facilitate elevated design and adhere to the tenets of a form-based ordinance will justify modifications to the standard requirements*.

- **Policy LU-9: New residential development should follow appropriate housing design principles**.
  - **LU 9.1: In higher intensity areas including Mixed-Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles**:
    - All homes must front a public street or (Urban) open space.
    - Front porches and recessed garages are encouraged.
    - On-street parking is required in new developments that have lot widths below 60'.

STAFF COMMENT: *All proposed homes front on public streets. Floorplans have not been provided, therefore it cannot be determined if porches or recessed garages are provided. The proposed residential street cross-section does not provide on-street parking on (at least) one side of the road, as required for lots under 60' in width. How will the Attached Units (townhomes) follow Ordinance requirements?*

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT SUPPORT** this project through the following sections:

- **Policy LU-11: Protect Existing Housing Stock.**
- LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
- STAFF COMMENT: *Appropriate density levels and buffers along state roads and along external boundaries will provide transitions from new development patterns to the existing land uses.*

- **Policy EOS-6: Preserve elements of rural character.**
- EOS 6.1: Enforce existing standards and evaluate new design standards to preserve the character of scenic country roads.
  - McCauley Road, Black Farms Road, Beatties Farm Road, and Ramah Church Road have been identified as scenic resources and should have corridor-specific design controls that preserve scenic beauty.
  - Current regulations require a preserved buffer of trees in some areas and open space requirements encourage the protection of key features, such as views, fields and historical structures.
  - Additional controls might include view-shed protections, additional landscaping buffers or open space or screening requirements, use restrictions, density restrictions, or higher setbacks along the roadway.
  - Planned roadway improvements should be evaluated for adherence to previous planning efforts

  STAFF COMMENT: *An 80 ft. buffer along Black Farm Road of undisturbed vegetation without BMPs should be added. The typical road cross-section should not be installed along Black Farm Road to preserve the rural character of the corridor.*

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT: *The proposed Conditional District Rezoning for the North Creek Village Mixed-Use Conditional District Rezoning could be supported by the 2040 Comprehensive Plan, as the property is located within an identified Activity Center. The main issues of concern are the increased level of commercial space within an identified Activity Center and whether the location of the Multi-Family units and townhomes (and their densities) are so oriented as to provide appropriate transitions into the adjacent Rural Zones.*

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - *A Transportation Impact Analysis was required – see Part 3 of this report.*
   - *Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.*
   - *The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS) and a report on the 1st version of the plan was received on July 6, 2021. CMS indicates the proposed Rezoning Plan would add approximately 101 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above". (see below & see Attachment D for the full CMS report).*

CMS schools are over-crowded, and the proposal is not entirely consistent with the 2040 Community Plan (see Part 5, above).

This development may add 101 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	45	**135%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	24	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	32	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $3,826,000; calculated as follows:

Elementary School:	45 x $34,000 = $1,530,000
Middle School:	24 x $37,000 = $888,000
High School:	32 x $44,000 = $1,408,000

RECOMMENDATION
Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT: *Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources*.

PART 5: STAFF RECOMMENDATION

The proposed rezoning will allow a significant portion of the activity area to be master planned and will provide a variety of housing types that will help support non-residential development. Staff continues to work with the applicant to resolve outstanding issues.

PART 6: PUBLIC HEARING COMMENTS

The Public Hearing scheduled for Monday, August 16, 2021 was not opened and was continued to Monday, September 20, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on September 28, 2021.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments
A – Rezoning Application.
B – North Creek Village Mixed-Use Rezoning Plan (3rd version).
C - Neighborhood Meeting Report from June 2, 2021.
D – CMS Report – North Creek Village Mixed-Use (7-6-21).
E – North Creek sub-area density map

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☒ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to Original Project # _____
- ☐ Other _____

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ☒ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application April 1, 2021

Name of Project Huntersville East- North Creek Village Phase # (if subdivision) _____

Project Address Sam Furr Road , NC HWY. 73

Parcel Identification Number(s) (PIN) 01107311,01126101,01126113

Current Zoning District R Proposed District (for rezoning only) TND-R AND HC-CD

Property Size (acres) 84.6 Street Frontage (feet) _____

Current Land Use Residential

Proposed Land Use(s) Residential and Commercial

Is the project within Huntersville's corporate limits?
Yes_____ No X If no, does the applicant intend to voluntarily annex? Yes

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Approval of a mixed use center, including shops and a variety of residential types, greenway and pedestrian connections, as part of the Huntersville East activity center/node in accordance with the 2040 Land Use Plan.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Magnolia Development, LLC co. Phone 919- 414-6721

☐ Corporation ☒Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Printed Name: Steve Vinson

Title: Manager Email: Svinson@magnoliadevco.com

Address of Applicant 440 Ed Drive Suite 201, Raleigh, NC 27612

7. Property Owner (if different than applicant) (See attached)

*Printed Name_____ Phone_____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature_____ Printed Name _____

Title_____ Email_____

Address of Property Owner_____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Magnolia Development, LLC co.	Steve Vinson	919-414-6721	svinson@magnoliadevco.com
Development Firm	Name of Contact	Phone	Email
Cole, Jenest and Stone	Sean Paone	704-971-4538	spaone@colejeneststone.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

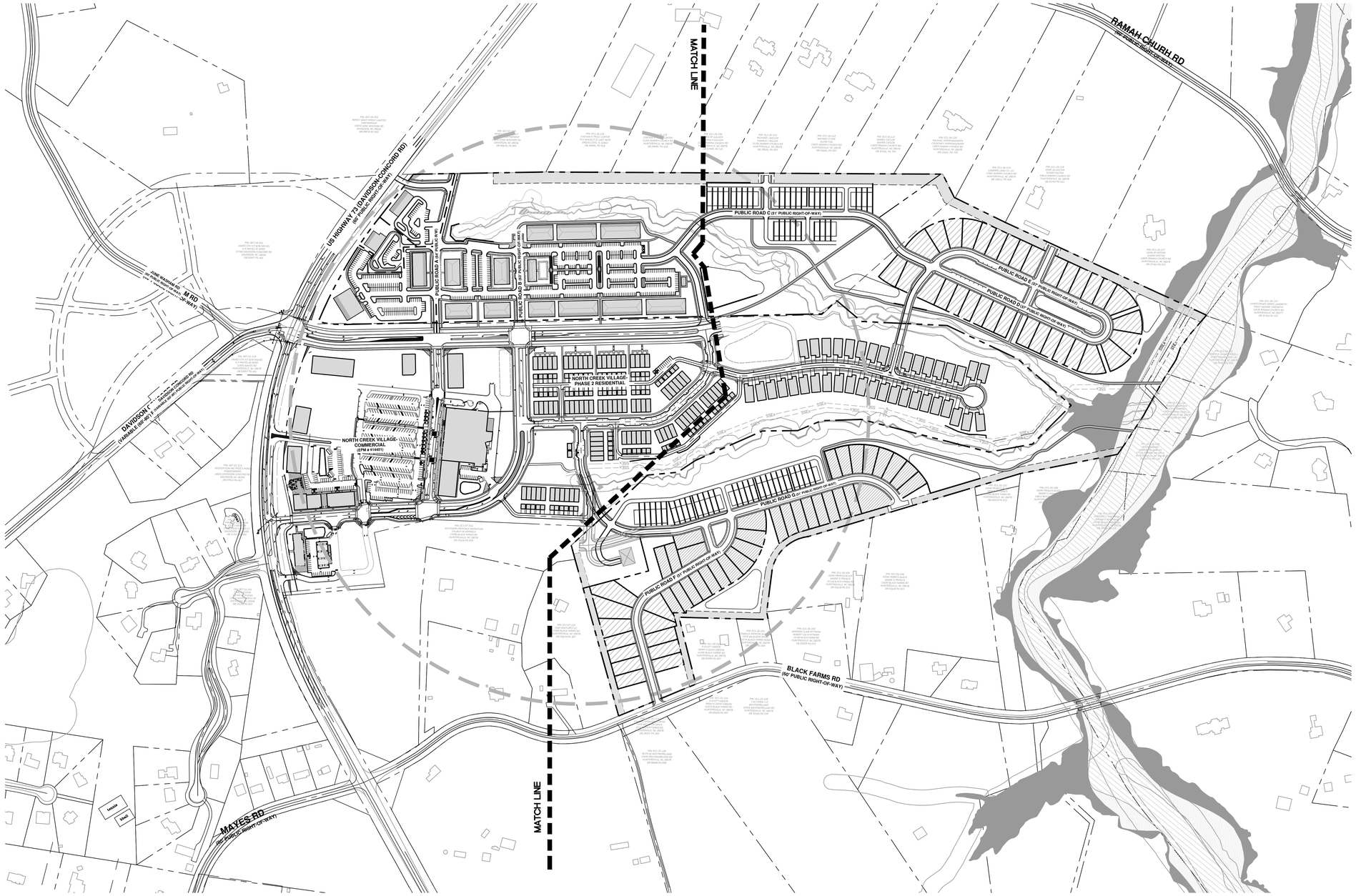
NORTH CREEK VILLAGE MIXED-USE

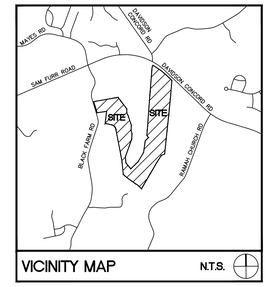
REZONING/SKETCH PLAN

EPM # 421030 | HUNTERSVILLE, NC

RELATED PLANS:

NORTH CREEK VILLAGE-COMMERCIAL (EPM # 414451) AND NORTH CREEK VILLAGE-PHASE 2 RESIDENTIAL





SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL; 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

SHEET LIST

SP-000	COVER SHEET
SP-100	EXISTING CONDITIONS
SP-101	TREE PRESERVATION
SP-102	TREE CANOPY PRESERVATION
SP-103	TREE PRESERVATION NOTES
SP-104	SLOPE ANALYSIS
SP-105	SOIL AND STREAM ANALYSIS
SP-200	SKETCH PLAN
SP-200A	BLOCK AND PERIMETER LENGTHS
SP-201	SKETCH PLAN
SP-201A	BLOCK AND PERIMETER LENGTHS
SP-202	STREET SECTIONS
SP-203	BUILDING AND LOT TYPES
SP-204	DEVELOPMENT NOTES
SP-205	ZONING MAP
SP-300	PRELIMINARY GRADING PLAN
SP-301	PRELIMINARY GRADING PLAN
SP-302	DRAINAGE AREA MAP PRE-DEVELOPMENT
SP-303	DRAINAGE AREA MAP POST-DEVELOPMENT
SP-400	ADJACENT PARCEL MAP
SP-401	ADJACENT PARCEL INFORMATION
SP-500	EMERGENCY VEHICLE ACCESS
SP-600	LANDSCAPE PLAN
SP-601	LANDSCAPE PLAN

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

COVER SHEET

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC.
CORPORATE SEAL
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'
N

SP-000

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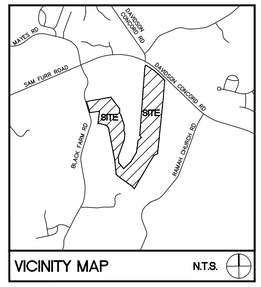

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LEGEND

SYMBOL

- LOCAL HIGH POINTS
- FLOW DIRECTION
- EXISTING TREE LINE
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
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EXISTING CONDITIONS

Project No.
4661.04

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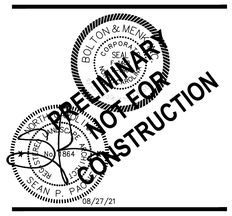
Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS



SCALE: 1"=200'
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SP-100

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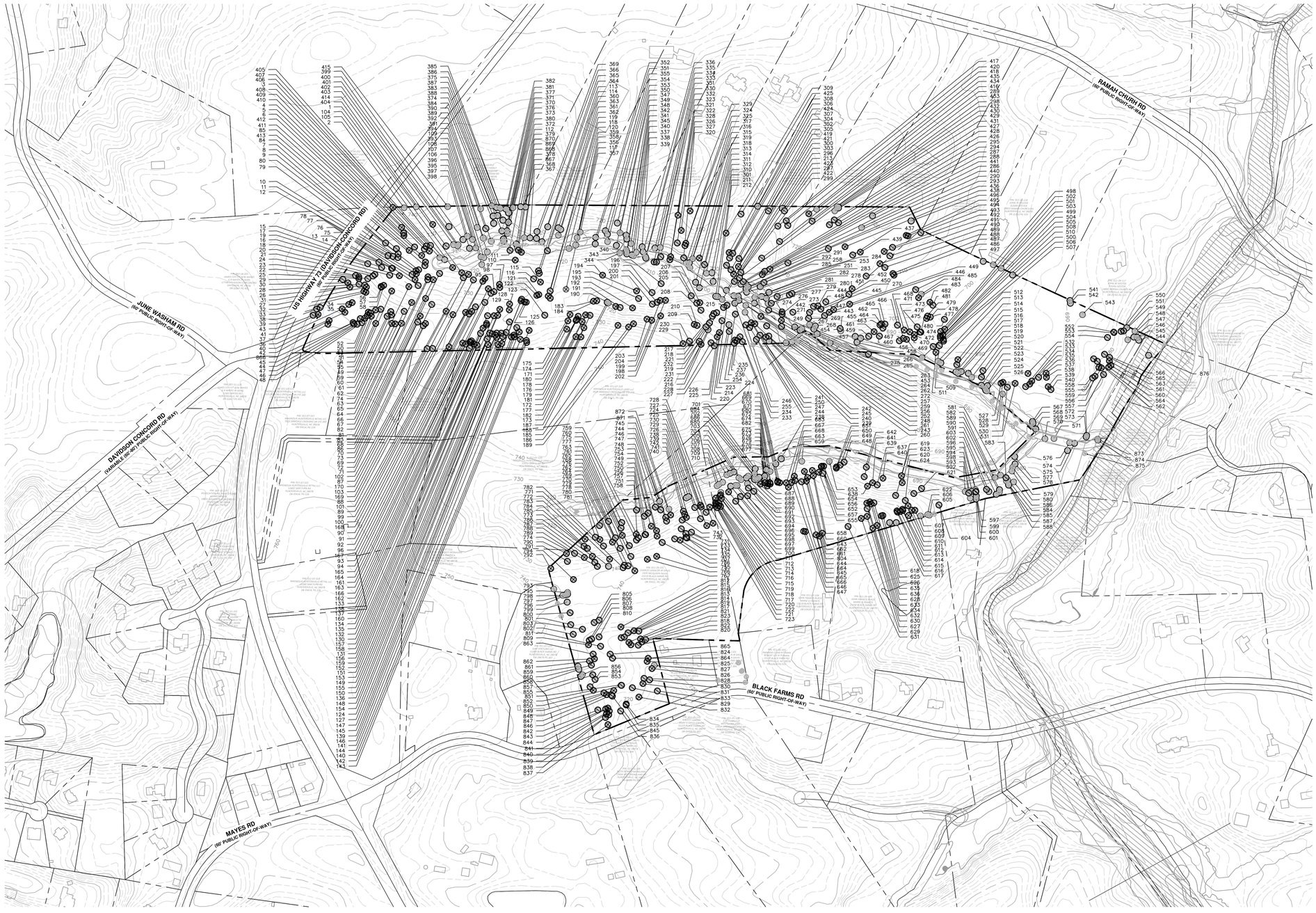

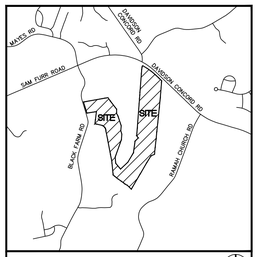

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- ZONING BOUNDARY
- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NORTH CREEK VILLAGE

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
396	30%	±115**	±29.04%**	±3**

EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	MINIMUM TREE CANOPY TO BE RETAINED (%)	TREE CANOPY TO BE RETAINED (%)
95.86% (±81.00 AC)	0% (±0.00 AC)	0% (±0.00 AC)	±25.83%** (±20.92 AC)

NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

**NOTE: FINAL TREE SAVE AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING.

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE PRESERVATION

Project No.
4661.04

Issued
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Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

SCALE: 1"=200'
0 100' 200' 400'

SP-101

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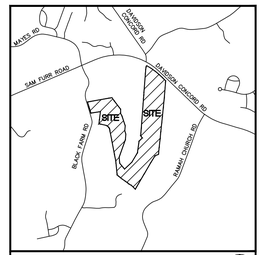

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LEGEND

SYMBOL

- ZONING BOUNDARY
- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO BE SAVED

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NORTH CREEK VILLAGE

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
396	30%	±115**	±29.04%**	±3**

EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	MINIMUM TREE CANOPY TO BE RETAINED (%)	TREE CANOPY TO BE RETAINED (%)
95.86% (±81.00 AC)	0% (±0.00 AC)	0% (±0.00 AC)	±25.83%** (±20.92 AC)

NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

**NOTE: FINAL TREE SAVE AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE CANOPY PRESERVATION

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

08/27/21

SCALE: 1"=200'
0 100' 200' 400'

SP-102

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TREE INVENTORY:

		TREE INVENTORY		
TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE
1	SOUTHERN RED CEDAR	SPECIMEN	13	SAVE
2	RED OAK	SPECIMEN	32	SAVE
3	RED OAK	SPECIMEN	16	REMOVE
4	EASTERN RED CEDAR	SPECIMEN	14	REMOVE
5	GREEN ASH	NON-SPECIMEN	21	REMOVE
6	EASTERN RED CEDAR	SPECIMEN	13	REMOVE
7	BLACK WALNUT	NON-SPECIMEN	18	REMOVE
8	SWEET GUM	NON-SPECIMEN	12	REMOVE
9	POPLAR	NON-SPECIMEN	21	REMOVE
10	SWEET GUM	NON-SPECIMEN	21	REMOVE
11	POPLAR	NON-SPECIMEN	20	REMOVE
12	POPLAR	NON-SPECIMEN	19	REMOVE
13	POPLAR	NON-SPECIMEN	18.5	REMOVE
14	POPLAR	NON-SPECIMEN	22	REMOVE
15	HACKBERRY	NON-SPECIMEN	16	REMOVE
16	HICKORY	SPECIMEN	25	REMOVE
17	SWEET GUM	NON-SPECIMEN	22	REMOVE
18	POPLAR	NON-SPECIMEN	18	REMOVE
19	POPLAR	NON-SPECIMEN	20	REMOVE
20	POPLAR	NON-SPECIMEN	20.5	REMOVE
21	SWEET GUM	NON-SPECIMEN	20	REMOVE
22	SWEET GUM	NON-SPECIMEN	22	REMOVE
23	POPLAR	SPECIMEN	30	REMOVE
24	SWEET GUM	NON-SPECIMEN	20	REMOVE
25	SWEET GUM	SPECIMEN	28	REMOVE
26	POPLAR	NON-SPECIMEN	22	REMOVE
27	RED BUD	SPECIMEN	13.5	REMOVE
28	POPLAR	NON-SPECIMEN	23	REMOVE
29	BLACK WALNUT	NON-SPECIMEN	20	REMOVE
30	BLACK WALNUT	SPECIMEN	26	REMOVE
31	BLACK WALNUT	SPECIMEN	37	REMOVE
32	SWEET GUM	SPECIMEN	28	REMOVE
33	WHITE OAK	SPECIMEN	44	REMOVE
34	BLACK WALNUT	SPECIMEN	28	REMOVE
35	BLACK WALNUT	HERITAGE	58.5	SAVE
36	RED CEDAR	SPECIMEN	29	REMOVE
37	BLACK WALNUT	SPECIMEN	29	REMOVE
38	HACKBERRY	NON-SPECIMEN	18	REMOVE
39	HACKBERRY	NON-SPECIMEN	19	REMOVE
40	DOGWOOD	SPECIMEN	12	REMOVE
41	EASTERN RED CEDAR	SPECIMEN	28	REMOVE
42	PECAN	SPECIMEN	44.5	REMOVE
43	NORWAY SPRUCE	NON-SPECIMEN	18	REMOVE
44	BLACK WALNUT	NON-SPECIMEN	16	REMOVE
45	BOX ELDER	NON-SPECIMEN	19.5	REMOVE
46	AMERICAN ELM	NON-SPECIMEN	17	REMOVE
47	BLACK WALNUT	SPECIMEN	27	REMOVE
48	BLACK WALNUT	NON-SPECIMEN	13	REMOVE
49	POPLAR	SPECIMEN	27.5	REMOVE
50	BLACK WALNUT	NON-SPECIMEN	22	REMOVE
51	MULBERRY	SPECIMEN	29	REMOVE
52	WHITE OAK	SPECIMEN	45	REMOVE
53	BLACK WALNUT	NON-SPECIMEN	18	REMOVE
54	RED CEDAR	SPECIMEN	17	REMOVE
55	SWEET GUM	NON-SPECIMEN	23	REMOVE
56	POPLAR	SPECIMEN	33	REMOVE
57	POPLAR	SPECIMEN	24	REMOVE
58	POPLAR	SPECIMEN	26	REMOVE
59	HOPHORNBEAM	SPECIMEN	12	REMOVE
60	SWEET GUM	NON-SPECIMEN	20	REMOVE
61	RED OAK	NON-SPECIMEN	18.5	REMOVE
62	POPLAR	NON-SPECIMEN	19	REMOVE
63	HOPHORNBEAM	SPECIMEN	14	REMOVE
64	POPLAR	NON-SPECIMEN	18	REMOVE
65	WILLOW OAK	SPECIMEN	31.5	REMOVE
66	HOPHORNBEAM	SPECIMEN	13	REMOVE
67	POPLAR	SPECIMEN	24	REMOVE
68	RED CEDAR	SPECIMEN	13	REMOVE
69	SYCAMORE	NON-SPECIMEN	23.5	REMOVE
70	RED CEDAR	SPECIMEN	13	REMOVE
71	SOUTHERN RED OAK	SPECIMEN	30.5	REMOVE
72	BLACK WALNUT	NON-SPECIMEN	16.5	REMOVE
73	SWEET GUM	NON-SPECIMEN	23	REMOVE
74	SYCAMORE	SPECIMEN	25	REMOVE
75	POPLAR	NON-SPECIMEN	18	REMOVE
76	POPLAR	SPECIMEN	26	REMOVE
77	HICKORY	NON-SPECIMEN	22.5	REMOVE
78	RED CEDAR	SPECIMEN	12	REMOVE
79	HOPHORNBEAM	SPECIMEN	18	REMOVE
80	BLACK GUM	NON-SPECIMEN	12	REMOVE
81	SWEET GUM	NON-SPECIMEN	20	REMOVE
82	POPLAR	SPECIMEN	24	REMOVE
83	POPLAR	SPECIMEN	24.5	REMOVE
84	POPLAR	NON-SPECIMEN	19	REMOVE
85	EASTERN RED CEDAR	SPECIMEN	14	REMOVE
86	POPLAR	NON-SPECIMEN	20.5	REMOVE
87	EASTERN RED CEDAR	SPECIMEN	24.5	REMOVE
88	EASTERN RED CEDAR	SPECIMEN	38.5	REMOVE
89	SWEET GUM	SPECIMEN	32	REMOVE
90	RED OAK	NON-SPECIMEN	18	REMOVE
91	EASTERN RED CEDAR	SPECIMEN	22.5	REMOVE
92	WILLOW OAK	NON-SPECIMEN	20	REMOVE
93	POPLAR	NON-SPECIMEN	19.5	REMOVE
94	POPLAR	NON-SPECIMEN	21	REMOVE
95	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
96	HOPHORNBEAM	SPECIMEN	14	REMOVE
97	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
98	RED CEDAR	SPECIMEN	15.5	REMOVE
99	RED CEDAR	SPECIMEN	17.5	REMOVE
100	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
101	POPLAR	NON-SPECIMEN	21	REMOVE
102	EASTERN RED CEDAR	NON-SPECIMEN	19	REMOVE
103	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
104	RED CEDAR	SPECIMEN	14	REMOVE
105	SWEET GUM	SPECIMEN	32	REMOVE
106	RED CEDAR	SPECIMEN	18	SAVE
107	RED CEDAR	SPECIMEN	19.5	REMOVE
108	EASTERN RED CEDAR	SPECIMEN	18.5	SAVE
109	EASTERN RED CEDAR	SPECIMEN	18.5	SAVE
110	RED CEDAR	SPECIMEN	16.5	REMOVE
111	POPLAR	NON-SPECIMEN	21.5	REMOVE
112	POPLAR	NON-SPECIMEN	23.5	REMOVE
113	POPLAR	NON-SPECIMEN	21	REMOVE
114	POPLAR	NON-SPECIMEN	18	REMOVE
115	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
116	POPLAR	NON-SPECIMEN	19	REMOVE
117	LOBLOLLY	SPECIMEN	24	REMOVE
118	WILLOW OAK	NON-SPECIMEN	20	REMOVE
119	EASTERN RED CEDAR	SPECIMEN	14	REMOVE
120	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
121	RED CEDAR	SPECIMEN	14	REMOVE
122	SWEET GUM	SPECIMEN	24	REMOVE
123	SWEET GUM	NON-SPECIMEN	19	REMOVE
124	SWEET GUM	NON-SPECIMEN	23	REMOVE
125	SWEET GUM	SPECIMEN	26	REMOVE
126	HOPHORNBEAM	SPECIMEN	13	REMOVE
127	POPLAR	SPECIMEN	31	REMOVE
128	POPLAR	SPECIMEN	25	REMOVE
129	POPLAR	SPECIMEN	24	REMOVE
130	RED OAK	SPECIMEN	25	REMOVE
131	WILLOW OAK	SPECIMEN	27	REMOVE
132	POPLAR	SPECIMEN	26	REMOVE
133	SWEET GUM	NON-SPECIMEN	19.5	REMOVE
134	POPLAR	SPECIMEN	27	REMOVE
135	SOUTHERN RED OAK	SPECIMEN	32	REMOVE
136	POPLAR	NON-SPECIMEN	18	REMOVE
137	SWEET GUM	SPECIMEN	25.5	REMOVE
138	POPLAR	NON-SPECIMEN	20	REMOVE
139	POPLAR	NON-SPECIMEN	22.5	REMOVE
140	POPLAR	SPECIMEN	27	REMOVE
141	POPLAR	SPECIMEN	24.5	REMOVE
142	POPLAR	NON-SPECIMEN	23	REMOVE
143	POPLAR	SPECIMEN	24	REMOVE
144	SWEET GUM	SPECIMEN	26	REMOVE
145	POPLAR	SPECIMEN	28	REMOVE
146	POPLAR	SPECIMEN	27	REMOVE
147	POPLAR	SPECIMEN	27	REMOVE
148	POPLAR	NON-SPECIMEN	22	REMOVE
149	WHITE OAK	NON-SPECIMEN	24	REMOVE
150	POPLAR	NON-SPECIMEN	18	REMOVE
151	POPLAR	NON-SPECIMEN	21	REMOVE
152	POPLAR	NON-SPECIMEN	20	REMOVE
153	POPLAR	SPECIMEN	24	REMOVE
154	RED CEDAR	SPECIMEN	12	REMOVE
155	WHITE OAK	SPECIMEN	29	REMOVE
156	POPLAR	NON-SPECIMEN	21.5	REMOVE
157	POPLAR	NON-SPECIMEN	21.5	REMOVE
158	POPLAR	NON-SPECIMEN	21.5	REMOVE
159	WHITE OAK	SPECIMEN	25	REMOVE
160	WILLOW OAK	SPECIMEN	27	REMOVE
161	POPLAR	NON-SPECIMEN	20	REMOVE
162	POPLAR	SPECIMEN	27	REMOVE
163	POPLAR	SPECIMEN	33.5	REMOVE
164	POPLAR	NON-SPECIMEN	18.5	REMOVE
165	POPLAR	NON-SPECIMEN	19	REMOVE
166	HONEY LOCUST	NON-SPECIMEN	18.5	REMOVE
167	POPLAR	SPECIMEN	37	REMOVE
168	WILLOW OAK	SPECIMEN	38.5	REMOVE
169	BLACK GUM	NON-SPECIMEN	22	REMOVE
170	POPLAR	NON-SPECIMEN	18.5	REMOVE
171	RED CEDAR	SPECIMEN	12	REMOVE
172	RED CEDAR	SPECIMEN	17	REMOVE
173	RED CEDAR	SPECIMEN	15	REMOVE
174	RED CEDAR	SPECIMEN	15	REMOVE
175	RED CEDAR	SPECIMEN	14	REMOVE
176	RED CEDAR	SPECIMEN	20	REMOVE
177	RED CEDAR	SPECIMEN	15	REMOVE
178	RED CEDAR	SPECIMEN	16	REMOVE
179	RED CEDAR	SPECIMEN	14	REMOVE
180	GREEN ASH	NON-SPECIMEN	20	REMOVE
181	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
182	HOPHORNBEAM	NON-SPECIMEN	9.5	REMOVE
183	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
184	POPLAR	SPECIMEN	24	REMOVE
185	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
186	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
187	SWEET GUM	NON-SPECIMEN	19	SAVE
188	WHITE OAK	SPECIMEN	29	SAVE
189	HOPHORNBEAM	SPECIMEN	13	REMOVE
190	POST OAK	SPECIMEN	26.5	REMOVE
191	RED OAK	NON-SPECIMEN	18.5	REMOVE
192	RED OAK	SPECIMEN	26.5	REMOVE
193	SWEET GUM	NON-SPECIMEN	20.5	REMOVE
194	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
195	LOBLOLLY	SPECIMEN	24.5	REMOVE
196	RED OAK	NON-SPECIMEN	19.5	REMOVE
197	POST OAK	NON-SPECIMEN	18	REMOVE
198	WHITE OAK	SPECIMEN	26	REMOVE
199	WHITE OAK	SPECIMEN	28	REMOVE
200	SWEET GUM	NON-SPECIMEN	19	REMOVE
201	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
202	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
203	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
204	EASTERN RED CEDAR	SPECIMEN	15.5	REMOVE
205	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE
206	RED OAK	NON-SPECIMEN	20	REMOVE
207	WHITE OAK	SPECIMEN	26	REMOVE
208	POST OAK	NON-SPECIMEN	22	REMOVE
209	RED CEDAR	SPECIMEN	14	REMOVE
210	WHITE OAK	NON-SPECIMEN	19	REMOVE
211	RED OAK	NON-SPECIMEN	21.5	SAVE
212	MOCKERNUT HICKORY	NON-SPECIMEN	18	SAVE
213	WHITE OAK	SPECIMEN	29	SAVE
214	WHITE OAK	NON-SPECIMEN	20.5	REMOVE
215	WHITE OAK	NON-SPECIMEN	18.5	REMOVE
216	TREE	NON-SPECIMEN	19.5	REMOVE
217	POST OAK	NON-SPECIMEN	21.5	REMOVE
218	WHITE OAK	NON-SPECIMEN	20	REMOVE
219	WHITE OAK	NON-SPECIMEN	20	REMOVE
220	MOCKERNUT HICKORY	NON-SPECIMEN	19	REMOVE
221	WHITE OAK	NON-SPECIMEN	19	REMOVE
222	WHITE OAK	NON-SPECIMEN	23	SAVE
223	WHITE OAK	NON-SPECIMEN	19	SAVE
224	WHITE OAK	NON-SPECIMEN	19	REMOVE
225	RED OAK	SPECIMEN	25	REMOVE
226	WHITE OAK	SPECIMEN	30	REMOVE
227	POST OAK	NON-SPECIMEN	18	REMOVE
228	MOCKERNUT HICKORY	NON-SPECIMEN	20	REMOVE
229	RED CEDAR	SPECIMEN	18	REMOVE
230	POST OAK	NON-SPECIMEN	19	REMOVE
231	WHITE OAK	SPECIMEN	24	REMOVE
232	M HICKORY	NON-SPECIMEN	18	REMOVE
233	RED OAK	NON-SPECIMEN	21	REMOVE
234	POST OAK	NON-SPECIMEN	18	REMOVE
235	WHITE OAK	NON-SPECIMEN	21	REMOVE
236	WHITE OAK	SPECIMEN	24	REMOVE
237	POST OAK	NON-SPECIMEN	18	REMOVE
238	RED OAK	NON-SPECIMEN	18	REMOVE
239	RED OAK	NON-SPECIMEN	22	SAVE
240	WHITE OAK	SPECIMEN	31	REMOVE
241	GREEN ASH	NON-SPECIMEN	19	REMOVE
242	MOCKERNUT HICKORY	NON-SPECIMEN	18	REMOVE
243	BEECH	NON-SPECIMEN	21	REMOVE
244	GREEN ASH	NON-SPECIMEN	18.5	REMOVE
245	GREEN ASH	SPECIMEN	26.5	REMOVE
246	RED OAK	NON-SPECIMEN	21	REMOVE
247	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
248	POPLAR	SPECIMEN	37	REMOVE
249	POPLAR	NON-SPECIMEN	23	SAVE
250	EASTERN RED CEDAR	SPECIMEN	12	SAVE
251	SWEET GUM	SPECIMEN	27	SAVE
252	EASTERN RED CEDAR	SPECIMEN	19.5	SAVE
253	POPLAR	NON-SPECIMEN	19	SAVE
254	RED OAK	NON-SPECIMEN	18.5	REMOVE
255	WHITE OAK	NON-SPECIMEN	19	SAVE
256	SWEET GUM	NON-SPECIMEN	18	SAVE
257	SWEET GUM	NON-SPECIMEN	20.5	SAVE
258	MOCKERNUT HICKORY	NON-SPECIMEN	22	SAVE
259	BEECH	NON-SPECIMEN	19	REMOVE
260	WHITE OAK	SPECIMEN	33	SAVE
261	POPLAR	SPECIMEN	32	SAVE
262	SWEET GUM	NON-SPECIMEN	21.5	SAVE
263	SWEET GUM	SPECIMEN	25	SAVE
264	WHITE OAK	NON-SPECIMEN	22	SAVE
265	SWEET GUM	SPECIMEN	29	SAVE
266	SWEET GUM	NON-SPECIMEN	19.5	SAVE
267	WHITE OAK	SPECIMEN	25	SAVE
268	GREEN ASH	NON-SPECIMEN	20	SAVE
269	POPLAR	NON-SPECIMEN	20.5	REMOVE
270	SWEET GUM	NON-SPECIMEN	22	REMOVE
271	WHITE OAK	NON-SPECIMEN	21	REMOVE
272	WHITE OAK	SPECIMEN	34	REMOVE
273	WHITE OAK	NON-SPECIMEN	20	REMOVE
274	WHITE OAK	SPECIMEN	36	REMOVE
275	SWEET GUM	NON-SPECIMEN	23	REMOVE
276	SWEET GUM	NON-SPECIMEN	20	REMOVE
277	SWEET GUM	SPECIMEN	26	SAVE
278	SWEET GUM	NON-SPECIMEN	23	SAVE
279	AMERICAN ELM	NON-SPECIMEN	13	REMOVE
280	RED OAK	NON-SPECIMEN	23	REMOVE
281	POPLAR	NON-SPECIMEN	18	REMOVE
282	SWEET GUM	NON-SPECIMEN	19	SAVE
283	POPLAR	NON-SPECIMEN	22.5	SAVE
284	POPLAR	NON-SPECIMEN	19	SAVE
285	POPLAR	NON-SPECIMEN	19.5	REMOVE
286	SWEET GUM	SPECIMEN	25.5	REMOVE
287	POST OAK	NON-SPECIMEN	25.5	REMOVE
288	RED OAK	SPECIMEN	32	REMOVE
289	POPLAR	NON-SPECIMEN	23.5	REMOVE
290	POST OAK	NON-SPECIMEN	23	REMOVE
291	POPLAR	NON-SPECIMEN	21.5	SAVE
292	POPLAR	NON-SPECIMEN	18	SAVE
293	SWEET GUM	NON-SPECIMEN	20	SAVE
294	SWEET GUM	NON-SPECIMEN	22	SAVE
295	SWEET GUM	NON-SPECIMEN	18	REMOVE
296	POPLAR	NON-SPECIMEN	19	SAVE
297	POPLAR	NON-SPECIMEN	22	REMOVE
298	RED MAPLE	NON-SPECIMEN	19	REMOVE
299	SWEET GUM	NON-SPECIMEN	20	REMOVE
300	SWEET GUM	SPECIMEN	24	REMOVE
301	RED MAPLE	NON-SPECIMEN	21	SAVE
302	GREEN ASH	NON-SPECIMEN	18	REMOVE
303	GREEN ASH	SPECIMEN	26	REMOVE
304	RED MAPLE	NON-SPECIMEN	20	REMOVE
305	POPLAR	NON-SPECIMEN	21	REMOVE
306	SWEET GUM	NON-SPECIMEN	22	REMOVE
307	SYCAMORE	NON-SPECIMEN	18	REMOVE
308	RED OAK	SPECIMEN	26	REMOVE
309	RED OAK	SPECIMEN	33	REMOVE
310	RED MAPLE	NON-SPECIMEN	21.5	SAVE
311	RED MAPLE	NON-SPECIMEN	22.5	SAVE
312	POPLAR	SPECIMEN	28.5	SAVE
313	SWEET GUM	NON-SPECIMEN	18	SAVE
314	RED MAPLE	NON-SPECIMEN	18	REMOVE
315	EASTERN RED CEDAR	SPECIMEN	19.5	SAVE
316	POPLAR	NON-SPECIMEN	19.5	SAVE
317	SWEET GUM	SPECIMEN	25.5	SAVE
318	EASTERN RED CEDAR	SPECIMEN	17	REMOVE
319	EASTERN RED CEDAR	SPECIMEN	13.5	SAVE
320	RED MAPLE	NON-SPECIMEN	23	REMOVE
321	RED MAPLE	SPECIMEN	24.5	REMOVE
322	POPLAR	SPECIMEN	27	REMOVE
323	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
324	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE
325	RED OAK	SPECIMEN	30	REMOVE
326	GREEN ASH	NON-SPECIMEN	19	REMOVE
327	RED CEDAR	SPECIMEN	16	REMOVE
328	RED CEDAR	SPECIMEN	16	REMOVE
329	RED CEDAR	SPECIMEN	14	REMOVE
330	POPLAR	NON-SPECIMEN	20	REMOVE
331	RED MAPLE	NON-SPECIMEN	22	REMOVE
332	POPLAR	SPECIMEN	30	SAVE
333	MOCKERNUT HICKORY	NON-SPECIMEN	21	SAVE
334	POPLAR	NON-SPECIMEN	18.5	SAVE
335	SWEET GUM	NON-SPECIMEN	23.5	SAVE
336	POPLAR	NON-SPECIMEN	20	SAVE
337	POPLAR	SPECIMEN	24	SAVE
338	EASTERN RED CEDAR	SPECIMEN	15	SAVE
339	POPLAR	NON-SPECIMEN	21.5	SAVE
340	SYCAMORE	NON-SPECIMEN	19	SAVE
341	POPLAR	NON-SPECIMEN	19.5	SAVE
342	POPLAR	NON-SPECIMEN	19.5	SAVE
343	POPLAR	SPECIMEN	24	SAVE
344	RED MAPLE	SPECIMEN	27	SAVE
345	EASTERN RED CEDAR	SPECIMEN	15.5	SAVE
346	POPLAR	NON-SPECIMEN	20	SAVE
347	RED MAPLE	NON-SPECIMEN	18	SAVE
348	POPLAR	NON-SPECIMEN	20	SAVE
349	WHITE OAK	SPECIMEN	25	SAVE
350	POPLAR	NON-SPECIMEN	21	SAVE
351	POPLAR	NON-SPECIMEN	23	SAVE
352	POPLAR	NON-SPECIMEN	18.5	SAVE
353	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
354	WHITE OAK	NON-SPECIMEN	23	SAVE
355	SWEET GUM	NON-SPECIMEN	21.5	SAVE
356	RED MAPLE	SPECIMEN	25.5	SAVE
357	WHITE OAK	SPECIMEN	30	SAVE
358	GREEN ASH	SPECIMEN	34	SAVE
359	EASTERN RED CEDAR	SPECIMEN	17	SAVE
360	EASTERN RED CEDAR	NON-SPECIMEN	18	REMOVE
361	POPLAR	SPECIMEN	34	SAVE
362	POST OAK	NON-SPECIMEN	19	SAVE
363	POST OAK	NON-SPECIMEN	19	SAVE
364	MOCKERNUT HICKORY	NON-SPECIMEN	18	SAVE
365	POPLAR	NON-SPECIMEN	22	SAVE
366	SYCAMORE	NON-SPECIMEN	20	SAVE
367	SWEET GUM	NON-SPECIMEN	18	SAVE
368	EASTERN RED CEDAR	SPECIMEN	14	SAVE
369	WHITE OAK	NON-SPECIMEN	21.5	SAVE
370	POPLAR	NON-SPECIMEN	21	SAVE
371	SYCAMORE	NON-SPECIMEN	21.5	SAVE
372	RED CEDAR	SPECIMEN	12	SAVE
373	GREEN ASH	NON-SPECIMEN	20.5	SAVE
374	GREEN ASH	NON-SPECIMEN	21.5	SAVE
375	SWEET GUM	NON-SPECIMEN	18.5	SAVE
376	POPLAR	NON-SPECIMEN	21	SAVE
377	SWEET GUM	NON-SPECIMEN	23.5	SAVE
378	WHITE OAK	NON-SPECIMEN	23	SAVE
379	GREEN ASH	NON-SPECIMEN	18	SAVE
380	RED CEDAR	SPECIMEN	12.5	SAVE
381	SWEET GUM	NON-SPECIMEN	22	SAVE
382	POPLAR	NON-SPECIMEN	19.5	SAVE
383	SWEET GUM	NON-SPECIMEN	21.5	SAVE
384	SWEET GUM	NON-SPECIMEN	23	SAVE
385	SWEET GUM	SPECIMEN	25	SAVE
386	WHITE OAK	NON-SPECIMEN	21	SAVE
387	SWEET GUM	NON-SPECIMEN	19	SAVE
388	SWEET GUM	SPECIMEN	25.5	SAVE
389	POPLAR	SPECIMEN	37	SAVE
390	SWEET GUM	NON-SPECIMEN	23	SAVE
391	TULIP POPLAR	NON-SPECIMEN	21.5	SAVE
392	EASTERN RED CEDAR	SPECIMEN	17.5	SAVE
393	RED CEDAR	SPECIMEN	12	SAVE
394	SWEET GUM	SPECIMEN	27	SAVE
395	POST OAK	SPECIMEN	29.5	SAVE
396	MULBERRY	SPECIMEN	28	SAVE
397	MOCKERNUT HICKORY	SPECIMEN	24.5	SAVE
398	SWEET GUM	NON-SPECIMEN	23	SAVE
399	BLACK GUM	NON-SPECIMEN	23	SAVE
400	SWEET GUM	NON-SPECIMEN	18.5	SAVE
401	SWEET GUM	SPECIMEN	24	SAOVE
402	SWEET GUM	SPECIMEN	29	SAVE
403	WHITE OAK	SPECIMEN	25.5	SAVE
404	BLACK GUM	NON-SPECIMEN	20.5	SAVE
405	POPLAR	NON-SPECIMEN	20	SAVE
406	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
407	AMERICAN ELM	NON-SPECIMEN	19.5	REMOVE
408	POPLAR	NON-SPECIMEN	22.5	REMOVE
409	SWEET GUM	SPECIMEN	32.5	REMOVE
410	POPLAR	NON-SPECIMEN	24	REMOVE
411	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
412	POPLAR	NON-SPECIMEN	23.5	REMOVE
413	POPLAR	SPECIMEN	25	REMOVE
414	EASTERN RED CEDAR	SPECIMEN	13	REMOVE
415	EASTERN RED CEDAR	SPECIMEN	16	SAVE
416	WILLOW OAK	NON-SPECIMEN	20	REMOVE
417	POPLAR	NON-SPECIMEN	19	REMOVE
418	WHITE OAK	NON-SPECIMEN	20	REMOVE
419	RED OAK	NON-SPECIMEN	18	REMOVE
420	SWEET GUM	NON-SPECIMEN	18	REMOVE
421	SOUTHERN RED	SPECIMEN	26	SAVE
422	SWEET GUM	NON-SPECIMEN	21.6	REMOVE
423	SWEET GUM	NON-SPECIMEN	21.5	SAVE
424	WHITE OAK	NON-SPECIMEN	19.5	SAVE
425	POPLAR	NON-SPECIMEN	22	REMOVE
426	POPLAR	NON-SPECIMEN	19	REMOVE
427	POPLAR	NON-SPECIMEN	20	REMOVE
428	POPLAR	NON-SPECIMEN	18.5	REMOVE
429	RED OAK	NON-SPECIMEN	18.5	SAVE
430	WHITE OAK	NON-SPECIMEN	18	SAVE
431	RED OAK	SPECIMEN	33	SAVE
432	RED OAK	SPECIMEN	24	SAVE
433	WILLOW OAK	NON-SPECIMEN	18.5	REMOVE
434	SOUTHERN RED OAK	SPECIMEN	51	SAVE
435	WILLOW OAK	SPECIMEN	27	REMOVE
436	SOUTHERN RED OAK	NON-SPECIMEN	18	REMOVE
437	POPLAR	NON-SPECIMEN	23	REMOVE
438	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
439	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
440	WILLOW OAK	SPECIMEN	24	SAVE
441	SYCAMORE	NON-SPECIMEN	22.5	SAVE
442	SOUTHERN RED OAK	NON-SPECIMEN	23	REMOVE
443	SOUTHERN RED OAK	NON-SPECIMEN	18.5	REMOVE
444	POPLAR	NON-SPECIMEN	19.5	REMOVE
445	SWEET GUM	NON-SPECIMEN	19	REMOVE
446	NORTHERN RED OAK	SPECIMEN	26.5	REMOVE
447	WHITE OAK	SPECIMEN	34	REMOVE
448	WILLOW OAK	NON-SPECIMEN	18.5	REMOVE
449	WILLOW OAK	SPECIMEN	29	REMOVE
450	WILLOW OAK	NON-SPECIMEN	22	REMOVE
451	RED CEDAR	SPECIMEN	14	REMOVE
452	WILLOW OAK	NON-SPECIMEN	23	REMOVE
453	POPLAR	SPECIMEN	38.5	SAVE
454	AMERICAN ELM	NON-SPECIMEN	12	REMOVE
455	AMERICAN ELM	SPECIMEN	13	SAVE
456	WILLOW OAK	NON-SPECIMEN	23.5	SAVE
457	WILLOW OAK	NON-SPECIMEN	22.5	SAVE
458	SWEET GUM	NON-SPECIMEN	19.5	SAVE
459	WILLOW OAK	NON-SPECIMEN	19	REMOVE
460	WILLOW OAK	NON-SPECIMEN	19	REMOVE
461	WILLOW OAK	SPECIMEN	24	REMOVE
462	SWEET GUM	NON-SPECIMEN	18	REMOVE
463	SWEET GUM	NON-SPECIMEN	19	REMOVE
464	WILLOW OAK	NON-SPECIMEN	18	REMOVE
465	WILLOW OAK	NON-SPECIMEN	19	REMOVE
466	WILLOW OAK	NON-SPECIMEN	19	REMOVE
467	SWEET GUM	NON-SPECIMEN	22	REMOVE
468	POPLAR	NON-SPECIMEN	22	REMOVE
469	SWEET GUM	SPECIMEN	35	REMOVE
470	RED MAPLE	SPECIMEN	24	REMOVE
471	WILLOW OAK	SPECIMEN	36	REMOVE
472	SWEET GUM	SPECIMEN	29	REMOVE
473	RED OAK	SPECIMEN	24	REMOVE
474	WHITE OAK	NON-SPECIMEN	19.5	REMOVE
475	SWEET GUM	NON-SPECIMEN	19	REMOVE
476	POPLAR	NON-SPECIMEN	23.5	REMOVE
477	RED OAK	SPECIMEN	35	REMOVE
478	POPLAR	NON-SPECIMEN	20	REMOVE
479	SWEET GUM	NON-SPECIMEN	20	REMOVE
480	SWEET GUM	NON-SPECIMEN	21	REMOVE
481	MOCKERNUT HICKORY	NON-SPECIMEN	19	REMOVE
482	HOPHORNBEAM	SPECIMEN	18.5	REMOVE
483	SOUTHER RED OAK	SPECIMEN	28	REMOVE
484	POPLAR	SPECIMEN	31	SAVE
485	SWEET GUM	NON-SPECIMEN	20.5	REMOVE
486	GREEN ASH	SPECIMEN	27	REMOVE
487	MULBERRY	NON-SPECIMEN	18.5	REMOVE
488	WILLOW OAK	NON-SPECIMEN	20	REMOVE
489	WHITE OAK	SPECIMEN	36	REMOVE
490	POST OAK	NON-SPECIMEN	22.5	REMOVE
491	WILLOW OAK	SPECIMEN	33.5	REMOVE
492	SHAGBARK HICKORY	NON-SPECIMEN	23	REMOVE
493	HACKBERRY	NON-SPECIMEN	15	REMOVE
494	WILLOW OAK	SPECIMEN	26	REMOVE
495	WILLOW OAK	SPECIMEN	29.5	REMOVE
496	AMERICAN ELM	NON-SPECIMEN	16.5	SAVE
497	WILLOW OAK	NON-SPECIMEN	18	SAVE
498	AMERICAN ELM	SPECIMEN	13	SAVE
499	AMERICAN ELM	SPECIMEN	12	SAVE
500	WILLOW OAK	NON-SPECIMEN	18.5	SAVE
501	RED OAK	SPECIMEN	29	REMOVE
502	SWEET GUM	NON-SPECIMEN	18	REMOVE
503	POPLAR	SPECIMEN	24	REMOVE
504	EASTERN RED CEDAR	SPECIMEN	12.5	REMOVE
505	WILLOW OAK	NON-SPECIMEN	19	REMOVE
506	WILLOW OAK	SPECIMEN	28	REMOVE
507	POST OAK	NON-SPECIMEN	20	REMOVE
508	SWEET GUM	NON-SPECIMEN	20	REMOVE
509	SWEET GUM	NON-SPECIMEN	18	REMOVE
510	POPLAR	SPECIMEN	36	SAVE
511	SOUTHERN RED OAK	SPECIMEN	30	REMOVE
512	SWEET GUM	SPECIMEN	24	SAVE
513	WILLOW OAK	NON-SPECIMEN	20.5	SAVE
514	POPLAR	SPECIMEN	24	REMOVE
515	SWEET GUM	NON-SPECIMEN	20	REMOVE
516	POPLAR	NON-SPECIMEN	21.5	SAVE
517	SWEET GUM	NON-SPECIMEN	18	SAVE
518	SWEET GUM	NON-SPECIMEN	20.5	SAVE
519	SWEET GUM	NON-SPECIMEN	19	SAVE
520	SWEET GUM	SPECIMEN	27	SAVE
521	WILLOW OAK	NON-SPECIMEN	18	REMOVE
522	POPLAR	NON-SPECIMEN	19	REMOVE
523	GREEN ASH	NON-SPECIMEN	19	SAVE
524	GREEN ASH	NON-SPECIMEN	18.5	SAVE
525	POPLAR	NON-SPECIMEN	18	SAVE
526	POPLAR	SPECIMEN	33	SAVE
527	WILLOW OAK	SPECIMEN	28	REMOVE
528	SWEET GUM	SPECIMEN	32	REMOVE
529	WILLOW OAK	SPECIMEN	27	SAVE
530	RED MAPLE	NON-SPECIMEN	21	REMOVE
531	POPLAR	SPECIMEN	46	REMOVE
532	RED OAK	SPECIMEN	28	REMOVE
533	RED OAK	NON-SPECIMEN	18.5	REMOVE
534	POPLAR	SPECIMEN	28.5	REMOVE
535	WILLOW OAK	SPECIMEN	28	REMOVE
536	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
537	POPLAR	SPECIMEN	27.5	REMOVE
538	WILLOW OAK	SPECIMEN	28.5	REMOVE
539	WILLOW OAK	SPECIMEN	45	REMOVE
540	SWEET GUM	NON-SPECIMEN	18	REMOVE
541	SWEET GUM	NON-SPECIMEN	19	SAVE
542	SWEET GUM	NON-SPECIMEN	22.5	SAVE
543	SWEET GUM	SPECIMEN	33	REMOVE
544	WILLOW OAK	NON-SPECIMEN	20.5	SAVE
545	SWEET GUM	NON-SPECIMEN	20.5	SAVE
546	SWEET GUM	NON-SPECIMEN	20.5	SAVE
547	SWEET GUM	SPECIMEN	26.5	SAVE
548	SWEET GUM	SPECIMEN	27	SAVE
549	POPLAR	NON-SPECIMEN	19.5	REMOVE
550	SWEET GUM	NON-SPECIMEN	22	REMOVE
551	SWEET GUM	NON-SPECIMEN	22	SAVE
552	POPLAR	SPECIMEN	29.5	REMOVE
553	AMERICAN ELM	NON-SPECIMEN	13	REMOVE
554	POPLAR	NON-SPECIMEN	19	REMOVE
555	WILLOW OAK	NON-SPECIMEN	22	REMOVE
556	SOUTHERN RED OAK	SPECIMEN	29.5	REMOVE
557	SOUTHERN RED OAK	NON-SPECIMEN	19	REMOVE
558	WILLOW OAK	SPECIMEN	27.5	REMOVE
559	RED OAK	SPECIMEN	26	REMOVE
560	SWEET GUM	SPECIMEN	25	REMOVE
561	SWEET GUM	SPECIMEN	27	REMOVE
562	WILLOW OAK	NON-SPECIMEN	21	REMOVE
563	WILLOW OAK	SPECIMEN	27	REMOVE
564	SWEET GUM	NON-SPECIMEN	18	REMOVE
565	ELM	NON-SPECIMEN	15	REMOVE
566	SWEET GUM	NON-SPECIMEN	20	REMOVE
567	HACKBERRY	NON-SPECIMEN	13	SAVE
568	POPLAR	NON-SPECIMEN	18	SAVE
569	SWEET GUM	NON-SPECIMEN	22	SAVE
570	SWEET GUM	SPECIMEN	29	SAVE
571	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
572	GREEN ASH	NON-SPECIMEN	19.5	SAVE
573	BOX ELDER	NON-SPECIMEN	15.5	SAVE
574	BOX ELDER	NON-SPECIMEN	13	SAVE
575	WILLOW OAK	NON-SPECIMEN	20	SAVE
576	WILLOW OAK	SPECIMEN	27	SAVE
577	SYCAMORE	NON-SPECIMEN	19	SAVE
578	SWEET GUM	NON-SPECIMEN	23.5	SAVE
579	SYCAMORE	SPECIMEN	46.5	SAVE
580	WILLOW OAK	SPECIMEN	29	SAVE
581	SWEET GUM	SPECIMEN	29	SAVE
582	WILLOW OAK	SPECIMEN	24	SAVE
583	SWEET GUM	NON-SPECIMEN	22	REMOVE
584	WILLOW OAK	SPECIMEN	29.5	SAVE
585	WILLOW OAK	SPECIMEN	24	SAVE
586	ELM	SPECIMEN	24	SAVE
587	SOUTHERN RED OAK	NON-SPECIMEN	20	SAVE
588	WILLOW OAK	NON-SPECIMEN	18	SAVE
589	WHITE OAK	NON-SPECIMEN	19	SAVE
590	WILLOW OAK	SPECIMEN	34.5	SAVE
591	ELM	NON-SPECIMEN	18	SAVE
592	SOUTHERN RED OAK	SPECIMEN	26	SAVE
593	POST OAK	NON-SPECIMEN	18	REMOVE
594	WHITE OAK	NON-SPECIMEN	22	SAVE
595	SOUTHERN RED OAK	SPECIMEN	24	SAVE
596	SWEET GUM	NON-SPECIMEN	23	REMOVE
597	RED OAK	NON-SPECIMEN	21.5	REMOVE
598	SOUTHERN RED	SPECIMEN	31.5	SAVE
599	SWEET GUM	NON-SPECIMEN	19.5	SAVE
600	SWEET GUM	SPECIMEN	24.5	SAVE
601	WILLOW OAK	NON-SPECIMEN	21.5	SAVE
602	WHITE OAK	NON-SPECIMEN	19	REMOVE
603	WILLOW OAK	NON-SPECIMEN	22	SAVE
604	SWEET GUM	NON-SPECIMEN	18	REMOVE
605	EASTERN RED CEDAR	SPECIMEN	12.5	SAVE
606	RED CEDAR	SPECIMEN	13	SAVE
607	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
608	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
609	RED CEDAR	SPECIMEN	13	REMOVE
610	RED CEDAR	SPECIMEN	13	REMOVE
611	RED CEDAR	SPECIMEN	16	REMOVE
612	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
613	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
614	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
615	EASTERN RED CEDAR	SPECIMEN	13.5	REMOVE
616	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
617	ELM	NON-SPECIMEN	19	SAVE
618	ELM	NON-SPECIMEN	19	SAVE
619	SWEET GUM	SPECIMEN	26	REMOVE
620	MOCKERNUT HICKORY	SPECIMEN	26.5	REMOVE
621	WHITE OAK	NON-SPECIMEN	18	REMOVE
622	WHITE OAK	NON-SPECIMEN	19	REMOVE
623	WHITE OAK	NON-SPECIMEN	23.5	REMOVE
624	WHITE OAK	NON-SPECIMEN	19	REMOVE
625	RED CEDAR	SPECIMEN	12.5	REMOVE
626	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
627	RED CEDAR	SPECIMEN	14	REMOVE
628	RED CEDAR	SPECIMEN	15	REMOVE
629	EASTERN RED CEDAR	SPECIMEN	17	REMOVE
630	RED CEDAR	SPECIMEN	16.5	REMOVE
631	ELM	NON-SPECIMEN	18	REMOVE
632	POST OAK	NON-SPECIMEN	23	REMOVE
633	RED CEDAR	SPECIMEN	17	REMOVE
634	RED CEDAR	SPECIMEN	14	REMOVE
635	EASTERN RED CEDAR	NON-SPECIMEN	20.5	REMOVE
636	RED CEDAR	SPECIMEN	16	REMOVE
637	EASTERN RED CEDAR	NON-SPECIMEN	1	REMOVE
638	RED CEDAR	SPECIMEN	21	REMOVE
639	RED CEDAR	SPECIMEN	13	REMOVE
640	GREEN ASH	SPECIMEN	24.5	REMOVE
641	BOX ELDER	NON-SPECIMEN	13	REMOVE
642	TAG ELDER	NON-SPECIMEN	15	REMOVE
643	RED CEDAR	SPECIMEN	14	REMOVE
644	AMERICAN ELM	SPECIMEN	30	REMOVE
645	WILLOW OAK	SPECIMEN	24	REMOVE
646	BLACK GUM	SPECIMEN	24	REMOVE
647	RED CEDAR	SPECIMEN	14	REMOVE
648	TAG ELDER	NON-SPECIMEN	17	REMOVE
649	ELM	NON-SPECIMEN	23	REMOVE
650	EASTERN RED CEDAR	SPECIMEN	12.5	REMOVE
651	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
652	HACKBERRY	NON-SPECIMEN	20	REMOVE
653	RED CEDAR	SPECIMEN	13	SAVE
654	RED CEDAR	SPECIMEN	13	REMOVE
655	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
656	RED CEDAR	SPECIMEN	13	REMOVE
657	RED CEDAR	SPECIMEN	13	REMOVE
658	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
659	EASTERN RED CEDAR	SPECIMEN	12.5	SAVE
660	RED CEDAR	SPECIMEN	13	REMOVE
661	RED CEDAR	SPECIMEN	13	REMOVE
662	POPLAR	SPECIMEN	30	REMOVE
663	POPLAR	SPECIMEN	27	REMOVE
664	POPLAR	NON-SPECIMEN	21.5	REMOVE
665	POPLAR	NON-SPECIMEN	23.5	REMOVE
666	POPLAR	SPECIMEN	39.5	REMOVE
667	POPLAR	SPECIMEN	31.5	REMOVE
668	SWEET GUM	SPECIMEN	34	REMOVE
669	POPLAR	SPECIMEN	30.5	REMOVE
670	RED OAK	NON-SPECIMEN	18	REMOVE
671	POPLAR	SPECIMEN	29.5	REMOVE
672	POPLAR	NON-SPECIMEN	22.5	REMOVE
673	POPLAR	NON-SPECIMEN	26	REMOVE
674	SOUTHERN RED OAK	NON-SPECIMEN	21	REMOVE
675	POPLAR	NON-SPECIMEN	18	REMOVE
676	SWEET GUM	NON-SPECIMEN	18	REMOVE
677	POPLAR	SPECIMEN	26	REMOVE
678	POST OAK	NON-SPECIMEN	18	SAVE
679	SWEET GUM	NON-SPECIMEN	22	SAVE
680	NORTHERN RED OAK	SPECIMEN	28	SAVE
681	POPLAR	NON-SPECIMEN	21	SAVE
682	SWEET GUM	NON-SPECIMEN	18	SAVE
683	RED MAPLE	NON-SPECIMEN	20	SAVE
684	SWEET GUM	NON-SPECIMEN	18	SAVE
685	POPLAR	SPECIMEN	26	REMOVE
686	POPLAR	SPECIMEN	24	SAVE
687	POPLAR	NON-SPECIMEN	18	SAVE
688	BLACK GUM	NON-SPECIMEN	22	SAVE
689	POPLAR	SPECIMEN	27	SAVE
690	SWEET GUM	NON-SPECIMEN	20.5	SAVE
691	POPLAR	SPECIMEN	26	SAVE
692	POPLAR	NON-SPECIMEN	19	REMOVE
693	BEECH	NON-SPECIMEN	18	REMOVE
694	POPLAR	SPECIMEN	28	SAVE
695	POPLAR	SPECIMEN	37	SAVE
696	POPLAR	NON-SPECIMEN	18.5	REMOVE
697	POPLAR	NON-SPECIMEN	21.5	SAVE
698	POPLAR	NON-SPECIMEN	18.5	REMOVE
699	POPLAR	SPECIMEN	25	REMOVE
700	POPLAR	NON-SPECIMEN	23	REMOVE
701	SWEET GUM	NON-SPECIMEN	21	SAVE
702	SWEET GUM	SPECIMEN	24	SAVE
703	POPLAR	SPECIMEN	28	SAVE
704	POPLAR	SPECIMEN	30	SAVE
705	SWEET GUM	NON-SPECIMEN	18	SAVE
706	BEECH	NON-SPECIMEN	18	SAVE
707	WHITE OAK	SPECIMEN	30.5	SAVE
708	WHITE OAK	SPECIMEN	27.5	SAVE
709	NORTHERN RED OAK	SPECIMEN	29.5	SAVE
710	WHITE OAK	SPECIMEN	43	SAVE
711	WHITE OAK	SPECIMEN	34	SAVE
712	WHITE OAK	SPECIMEN	26.5	REMOVE
713	WHITE OAK	NON-SPECIMEN	19.5	REMOVE
714	SOUTHERN RED OAK	NON-SPECIMEN	20.5	REMOVE
715	RED OAK	NON-SPECIMEN	24	REMOVE
716	RED OAK	SPECIMEN	34	REMOVE
717	POPLAR	SPECIMEN	24	REMOVE
718	POPLAR	SPECIMEN	40	REMOVE
719	RED OAK	NON-SPECIMEN	23.5	REMOVE
720	HOPHORNBEAM	SPECIMEN	32	REMOVE
721	SOUTHERN RED OAK	SPECIMEN	28	REMOVE
722	POPLAR	NON-SPECIMEN	20	REMOVE
723	BEECH	SPECIMEN	25.5	REMOVE
724	RED OAK	SPECIMEN	25	REMOVE
725	POPLAR	NON-SPECIMEN	23	REMOVE
726	POPLAR	NON-SPECIMEN	19	REMOVE
727	POPLAR	NON-SPECIMEN	19	REMOVE
728	POPLAR	SPECIMEN	30	REMOVE
729	SWEET GUM	NON-SPECIMEN	19	REMOVE
730	POPLAR	SPECIMEN	37	REMOVE
731	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE
732	SOUTHERN RED	NON-SPECIMEN	18	REMOVE
733	WILLOW OAK	NON-SPECIMEN	19	REMOVE
734	NORTHERN RED OAK	NON-SPECIMEN	23.5	REMOVE
735	NORTHERN RED OAK	NON-SPECIMEN	20.5	REMOVE
736	SWEET GUM	NON-SPECIMEN	19.5	REMOVE
737	WILLOW OAK	SPECIMEN	24.5	REMOVE
738	MOCKERNUT HICKORY	NON-SPECIMEN	21.5	SAVE
739	POPLAR	NON-SPECIMEN	19	SAVE
740	POPLAR	NON-SPECIMEN	21.5	REMOVE
741	POPLAR	NON-SPECIMEN	19	REMOVE
742	POPLAR	SPECIMEN	28.5	REMOVE
743	POPLAR	NON-SPECIMEN	23.5	REMOVE
744	POPLAR	NON-SPECIMEN	19.5	SAVE
745	RED OAK	NON-SPECIMEN	19	REMOVE
746	RED OAK	NON-SPECIMEN	23.5	REMOVE
747	POPLAR	NON-SPECIMEN	23	SAVE
748	POPLAR	NON-SPECIMEN	18	SAVE
749	POPLAR	NON-SPECIMEN	18	REMOVE
750	POPLAR	NON-SPECIMEN	18.5	REMOVE
751	POPLAR	NON-SPECIMEN	22	SAVE
752	POPLAR	SPECIMEN	25	REMOVE
753	POST OAK	SPECIMEN	26.5	REMOVE
754	POPLAR	SPECIMEN	24	REMOVE
755	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
756	POPLAR	NON-SPECIMEN	21.5	REMOVE
757	POPLAR	NON-SPECIMEN	21	REMOVE
758	POPLAR	SPECIMEN	24.5	REMOVE
759	POPLAR	NON-SPECIMEN	19	REMOVE
760	POPLAR	NON-SPECIMEN	23	REMOVE
761	POPLAR	SPECIMEN	24.5	REMOVE
762	POPLAR	NON-SPECIMEN	22	REMOVE
763	POPLAR	NON-SPECIMEN	21.5	REMOVE
764	POPLAR	NON-SPECIMEN	22	REMOVE
765	POPLAR	NON-SPECIMEN	18	REMOVE
766	WILLOW OAK	SPECIMEN	24	REMOVE
767	WILLOW OAK	SPECIMEN	24	REMOVE
768	WILLOW OAK	SPECIMEN	27	REMOVE
769	WILLOW OAK	NON-SPECIMEN	19.5	REMOVE
770	ELM	NON-SPECIMEN	18	REMOVE
771	SOUTHERN RED	NON-SPECIMEN	20.5	REMOVE
772	POPLAR	SPECIMEN	29	REMOVE
773	SWEET GUM	NON-SPECIMEN	18.5	SAVE
774	POPLAR	NON-SPECIMEN	18	REMOVE
775	POPLAR	NON-SPECIMEN	23.5	REMOVE
776	POST OAK	NON-SPECIMEN	20.5	REMOVE
777	POPLAR	NON-SPECIMEN	19.5	REMOVE
778	SWEET GUM	NON-SPECIMEN	21	REMOVE
779	POPLAR	SPECIMEN	26	REMOVE
780	POPLAR	SPECIMEN	24.5	REMOVE
781	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
782	POPLAR	NON-SPECIMEN	21.5	REMOVE
783	POST OAK	SPECIMEN	28	REMOVE
784	POPLAR	NON-SPECIMEN	21	REMOVE
785	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
786	POPLAR	SPECIMEN	24	REMOVE
787	POPLAR	NON-SPECIMEN	23	REMOVE
788	POPLAR	SPECIMEN	24	REMOVE
789	WILLOW OAK	NON-SPECIMEN	23	REMOVE
790	RED OAK	SPECIMEN	26	REMOVE
791	POPLAR	NON-SPECIMEN	18.5	REMOVE
792	POPLAR	SPECIMEN	36	REMOVE
793	SWEET GUM	SPECIMEN	27	SAVE
794	SWEET GUM	SPECIMEN	27	REMOVE
795	SWEET GUM	SPECIMEN	28.5	SAVE
796	SWEET GUM	NON-SPECIMEN	22.5	SAVE
797	POPLAR	NON-SPECIMEN	21	SAVE
798	WILLOW OAK	SPECIMEN	28	SAVE
799	WILLOW OAK	NON-SPECIMEN	23	SAVE
800	BLACK CHERRY	NON-SPECIMEN	23	REMOVE
801	POPLAR	NON-SPECIMEN	23	REMOVE
802	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
803	POPLAR	NON-SPECIMEN	21	REMOVE
804	SOUTHERN RED	SPECIMEN	27	REMOVE
805	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
806	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
807	HOPHORNBEAM	NON-SPECIMEN	19	REMOVE
808	SWEET GUM	NON-SPECIMEN	18	REMOVE
809	SWEET GUM	SPECIMEN	25	REMOVE
810	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
811	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
812	SWEET GUM	SPECIMEN	24.5	REMOVE
813	POPLAR	NON-SPECIMEN	21.5	REMOVE
814	POPLAR	NON-SPECIMEN	23.5	REMOVE
815	POPLAR	NON-SPECIMEN	21	REMOVE
816	WILLOW OAK	SPECIMEN	30	REMOVE
817	SWEET GUM	SPECIMEN	24	REMOVE
818	SWEET GUM	SPECIMEN	26.5	REMOVE
819	BLACK WALNUT	NON-SPECIMEN	19	REMOVE
820	POPLAR	NON-SPECIMEN	19	REMOVE
821	HOPHORNBEAM	SPECIMEN	18	REMOVE
822	POPLAR	NON-SPECIMEN	20	REMOVE
823	SWEET GUM	NON-SPECIMEN	19	REMOVE
824	WILLOW OAK	SPECIMEN	33	REMOVE
825	WILLOW OAK	SPECIMEN	48	REMOVE
826	WILLOW OAK	SPECIMEN	26	REMOVE
827	WILLOW OAK	SPECIMEN	58	SAVE
828	POPLAR	NON-SPECIMEN	20	REMOVE
829	SWEET GUM	NON-SPECIMEN	20	REMOVE
830	SWEET GUM	NON-SPECIMEN	19	REMOVE
831	HOPHORNBEAM	SPECIMEN	17	REMOVE
832	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
833	RED MAPLE	NON-SPECIMEN	19	REMOVE
834	RED MAPLE	NON-SPECIMEN	21	REMOVE
835	RED MAPLE	NON-SPECIMEN	21	REMOVE
836	AMERICAN ELM	NON-SPECIMEN	20	REMOVE
837	WILLOW OAK	SPECIMEN	34	REMOVE
838	AMERICAN ELM	NON-SPECIMEN	20.5	REMOVE
839	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
840	RED CEDAR	SPECIMEN	14	REMOVE
841	SWEET GUM	NON-SPECIMEN	18	REMOVE
842	POPLAR	NON-SPECIMEN	21	REMOVE
843	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
844	RED CEDAR	SPECIMEN	16	REMOVE
845	AMERICAN ELM	NON-SPECIMEN	18	REMOVE
846	BLACK GUM	NON-SPECIMEN	13.5	REMOVE
847	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
848	POPLAR	SPECIMEN	24	REMOVE
849	RED MAPLE	NON-SPECIMEN	19	REMOVE
850	POPLAR	NON-SPECIMEN	20	REMOVE
851	WILLOW OAK	SPECIMEN	18	REMOVE
852	POPLAR	SPECIMEN	25.5	REMOVE
853	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
854	WILLOW OAK	NON-SPECIMEN	23	REMOVE
855	SWEET GUM	NON-SPECIMEN	20	REMOVE
856	GREEN ASH	SPECIMEN	63	SAVE
857	SWEET GUM	NON-SPECIMEN	21	SAVE
858	WILLOW OAK	NON-SPECIMEN	21	SAVE
859	BLACK WALNUT	NON-SPECIMEN	20	SAVE
860	SWEET GUM	SPECIMEN	22	REMOVE
861	BLACK CHERRY	NON-SPECIMEN	19.5	REMOVE
862	SWEET GUM	SPECIMEN	24	REMOVE
863	SWEET GUM	NON-SPECIMEN	21	REMOVE
864	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
865	SWEET GUM	NON-SPECIMEN	19	REMOVE
866	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
867	EASTERN RED CEDAR	SPECIMEN	23	REMOVE
868	RED CEDAR	SPECIMEN	12	REMOVE
869	SWEET GUM	SPECIMEN	31	SAVE
870	POPLAR	NON-SPECIMEN	21.5	SAVE
871	MOCKERNUT HICKORY	SPECIMEN	24.5	SAVE
872	RED OAK	SPECIMEN	24	REMOVE
873	SYCAMORE	SPECIMEN	26	SAVE
874	SYCAMORE	SPECIMEN	26	SAVE
875	BOX ELDER	NON-SPECIMEN	13	SAVE
876	SYCAMORE	NON-SPECIMEN	20	SAVE

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE PRESERVATION NOTES

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SP-103

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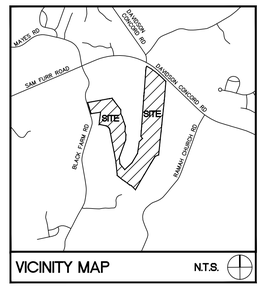

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- SLOPES LESS 0%-10% – 64.50 AC
- SLOPES BETWEEN 10%-15% – 13.06 AC
- SLOPES BETWEEN 15%-25% – 6.21 AC
- SLOPES ABOVE 25% – 0.1 AC
- LOCAL HIGH POINTS
- FLOW DIRECTION
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SLOPE ANALYSIS PLAN

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC.
CONSULTING ENGINEERS
SURVEYORS
PLANNERS
SCOTT A. SEAMAN, P.E.
NO. 044864
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'
N

SP-104

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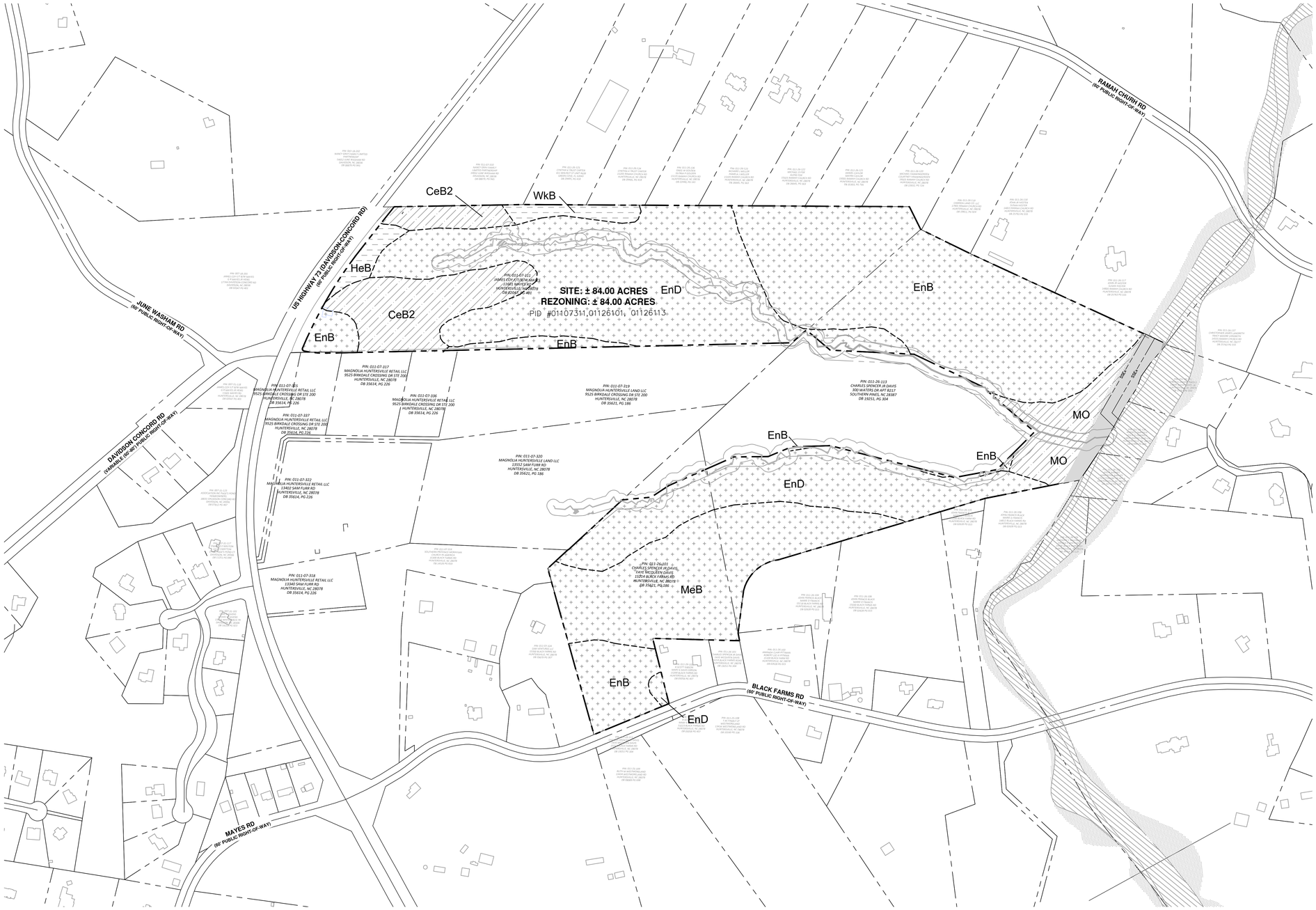

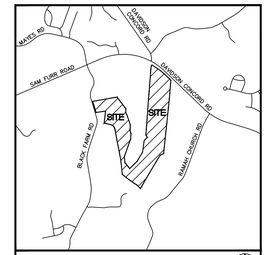

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- HYDROLOGIC SOILS GROUP 'B'
- HYDROLOGIC SOILS GROUP 'C'
- HYDROLOGIC SOILS GROUP 'D'
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

CEB2– CECIL SANDY CLAY LOAM, 2 – 8% SLOPES (B)
ENB–ENON SANDY LOAM, 2–8% SLOPES (C)
END–ENON SANDY LOAM, 8–15% SLOPES (C)
HEB– HELENA SANDY LOAM, 2 – 8% SLOPES (D)
MCB–MECKLENBURG FINE SANDY LOAM, 2–8% SLOPES (C)
MO– MONACAN LOAM, 0 – 2% SLOPES (B/D)
WKB–WILKES LOAM, 4–8% SLOPES (D)

SUMMARY:

HYDROLIC SOIL GROUP B:	±12 AC (12%)
HYDROLIC SOIL GROUP C:	±70 AC (70%)
HYDROLIC SOIL GROUP D:	±2 AC (2%)
TOTAL SITE:	±84 AC

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SOIL & STREAM ANALYSIS

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'

SP-105

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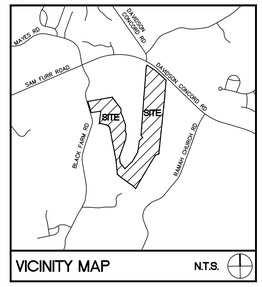

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- FRONT OF BUILDING
- 50' SINGLE FAMILY DETACHED LOT
- 60' SINGLE FAMILY DETACHED LOT
- "ACTIVITY CENTER" PER DRAFT 2040 COMMUNITY PLAN
- ZONING BOUNDARY
- PROPOSED INTERNAL PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- PROPOSED RETAINING WALL

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
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REZONING ACREAGE:	± 84.00 ACRES
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EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

SEE SHEET SP-200A / SP-201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP-202 FOR STREET SECTIONS

SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP-204 FOR ZONING EXHIBIT

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ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SKETCH PLAN

Project No.
4661.04

Issued
03/18/21

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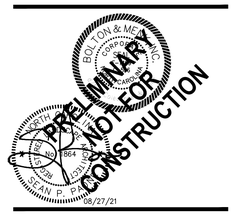
Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS



SCALE: 1"=100'
0 50' 100' 200'

N

SP-200

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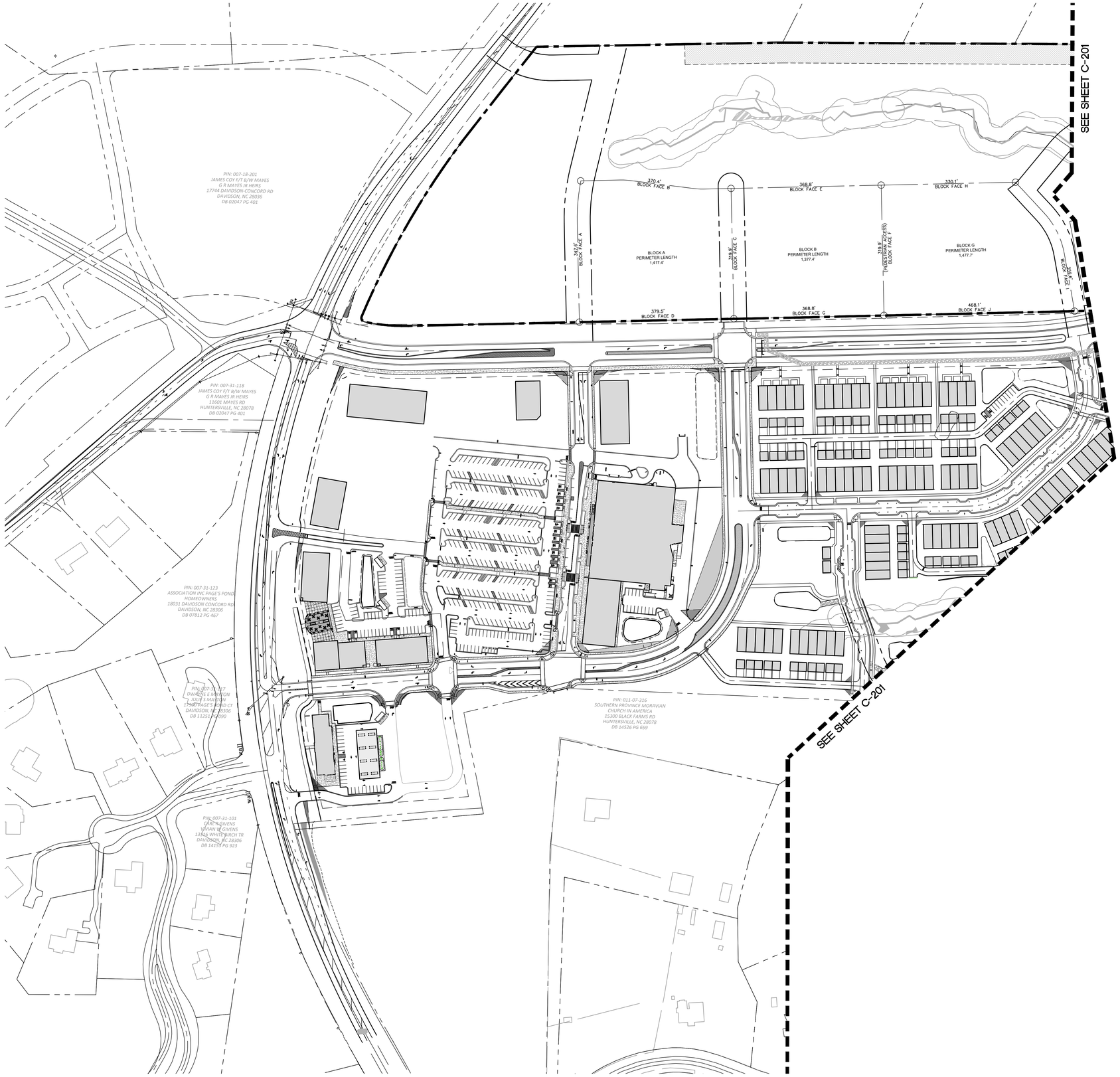

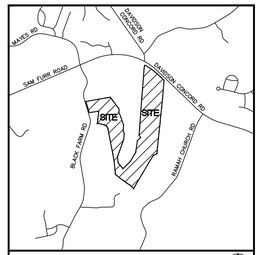

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- BLOCK LENGTH / INTERSECTION
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

SEE SHEET SP-200A / SP-201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP-202 FOR STREET SECTIONS

SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP-204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

BLOCK LENGTHS

BLOCK A	
–PERIMETER LENGTH:	1,417.4'
–BLOCK FACE A:	347.6'
–BLOCK FACE B:	370.4'
–BLOCK FACE C:	319.9'
–BLOCK FACE D:	379.5'
BLOCK B	
–PERIMETER LENGTH:	1,377.4''
–BLOCK FACE C:	319.9'
–BLOCK FACE E:	368.8'
–BLOCK FACE F:	319.9'
–BLOCK FACE G:	368.8'
BLOCK C	
–PERIMETER LENGTH:	1,477.7'
–BLOCK FACE F:	319.9'
–BLOCK FACE H:	330.1'
–BLOCK FACE I:	359.6'
–BLOCK FACE J:	368.8'
BLOCK PERIMETER LENGTH AVERAGE:	1,424.2'
BLOCK LENGTH AVERAGE:	427.5'

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BLOCK AND PERIMETER LENGTHS

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC. CHARLOTTE, NORTH CAROLINA — SEAL 2364 — SEAN P. PARKER — PRELIMINARY NOT FOR CONSTRUCTION — 08/27/21

SCALE: 1"=100'
0 50' 100' 200'

N

SP-200A

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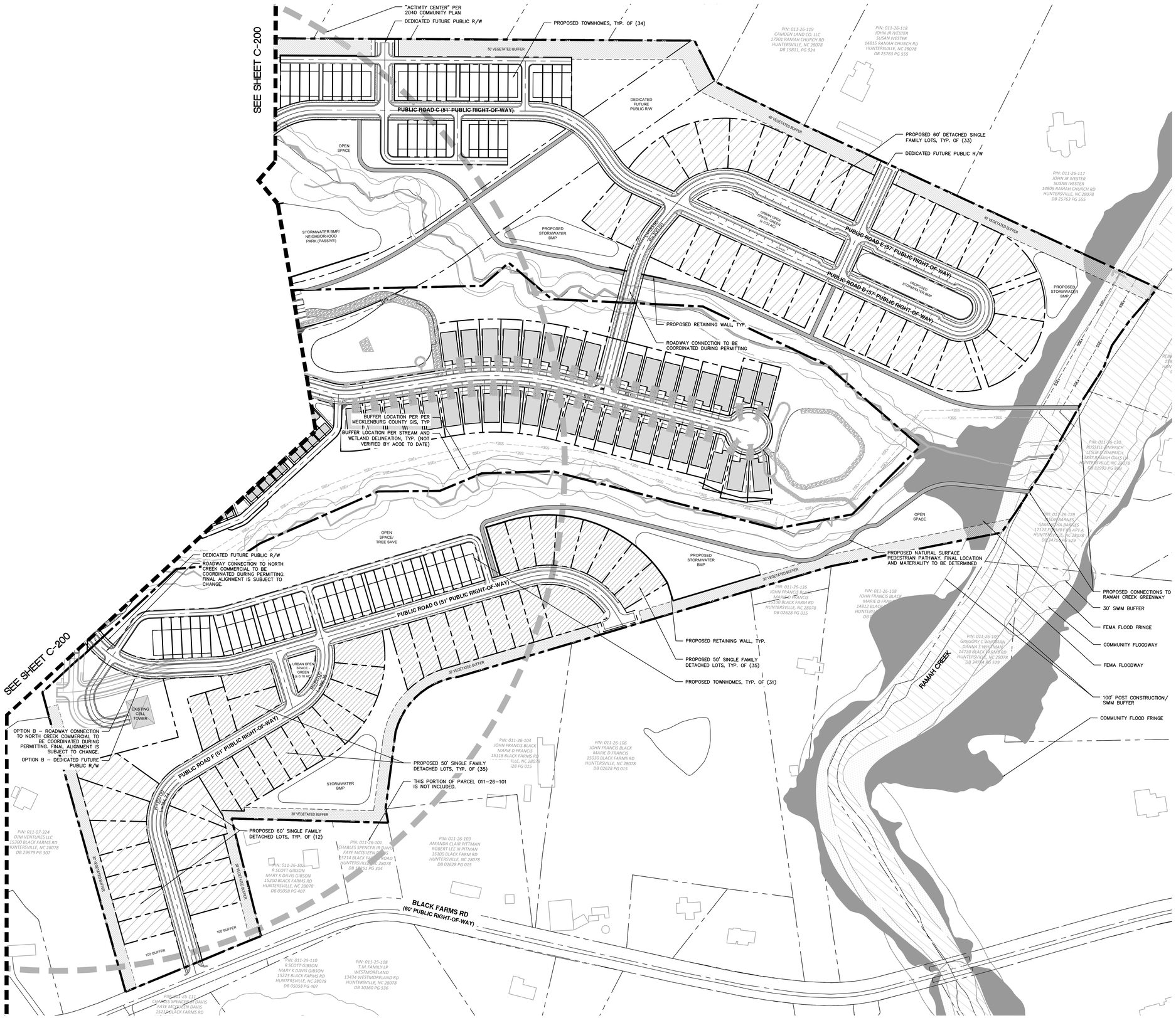

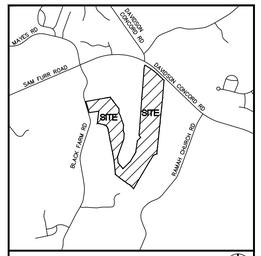

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LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- FRONT OF BUILDING
- 50' SINGLE FAMILY DETACHED LOT
- 60' SINGLE FAMILY DETACHED LOT
- "ACTIVITY CENTER" PER DRAFT 2040 COMMUNITY PLAN
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17705 DAVIDSON–CONCORD ROAD
HUNTERSVILLE, NC 28078

SKETCH PLAN

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC. SEAN P. PARKER 044864 REGISTERED PROFESSIONAL ENGINEER NORTH CAROLINA PRELIMINARY NOT FOR CONSTRUCTION 08/27/21

SCALE: 1"=100'
0 50' 100' 200'

SP-201

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BLOCK LENGTHS

BLOCK A
- PERIMETER LENGTH: 675.7'
  - BLOCK FACE A 270.5'
  - BLOCK FACE B 130.5'
  - BLOCK FACE C 274.7'

BLOCK B
- PERIMETER LENGTH: 992.0'
  - BLOCK FACE B: 130.5'
  - BLOCK FACE D: 365.5'
  - BLOCK FACE J: 130.5'
  - BLOCK FACE E: 190.5'
  - BLOCK FACE I: 175.0'

BLOCK C
- PERIMETER LENGTH: 384.7'
  - BLOCK FACE K: 120.0'
  - BLOCK FACE J: 130.5'
  - BLOCK FACE L: 134.2'

BLOCK D
- PERIMETER LENGTH: 631.3'
  - BLOCK FACE E: 190.5'
  - BLOCK FACE F: 310.3'
  - BLOCK FACE G: 130.5'

BLOCK E
- PERIMETER LENGTH: 435.5'
  - BLOCK FACE G: 130.5'
  - BLOCK FACE H: 130.0'
  - BLOCK FACE I: 175.0'

BLOCK F
- PERIMETER LENGTH: 935.2'
  - BLOCK FACE O: 223.9'
  - BLOCK FACE P: 524.4'
  - BLOCK FACE Q: 186.9'

BLOCK G
- PERIMETER LENGTH: 704.3'
  - BLOCK FACE Q: 186.9'
  - BLOCK FACE R: 361.6'
  - BLOCK FACE S: 155.8'

BLOCK H
- PERIMETER LENGTH: 431.5'
  - BLOCK FACE S: 155.8'
  - BLOCK FACE T: 119.9'
  - BLOCK FACE U: 155.8'

BLOCK I
- PERIMETER LENGTH: 671.5'
  - BLOCK FACE V: 360.2'
  - BLOCK FACE U: 155.8'
  - BLOCK FACE X: 155.5'

BLOCK J
- PERIMETER LENGTH: 911.8'
  - BLOCK FACE Y: 461.6'
  - BLOCK FACE X: 155.5'
  - BLOCK FACE Z: 294.7'

BLOCK K
- PERIMETER LENGTH: 518.6'
  - BLOCK FACE O: 223.9'
  - BLOCK FACE Z: 294.7'

BLOCK L
- PERIMETER LENGTH: 1,171.3'
  - BLOCK FACE AA: 467.4'
  - BLOCK FACE BB: 142.0'
  - BLOCK FACE CC: 436.4'
  - BLOCK FACE EE: 125.3'

BLOCK M
- PERIMETER LENGTH: 1,189.3'
  - BLOCK FACE BB: 142.0'
  - BLOCK FACE II: 589.3'
  - BLOCK FACE HH: 458.0'

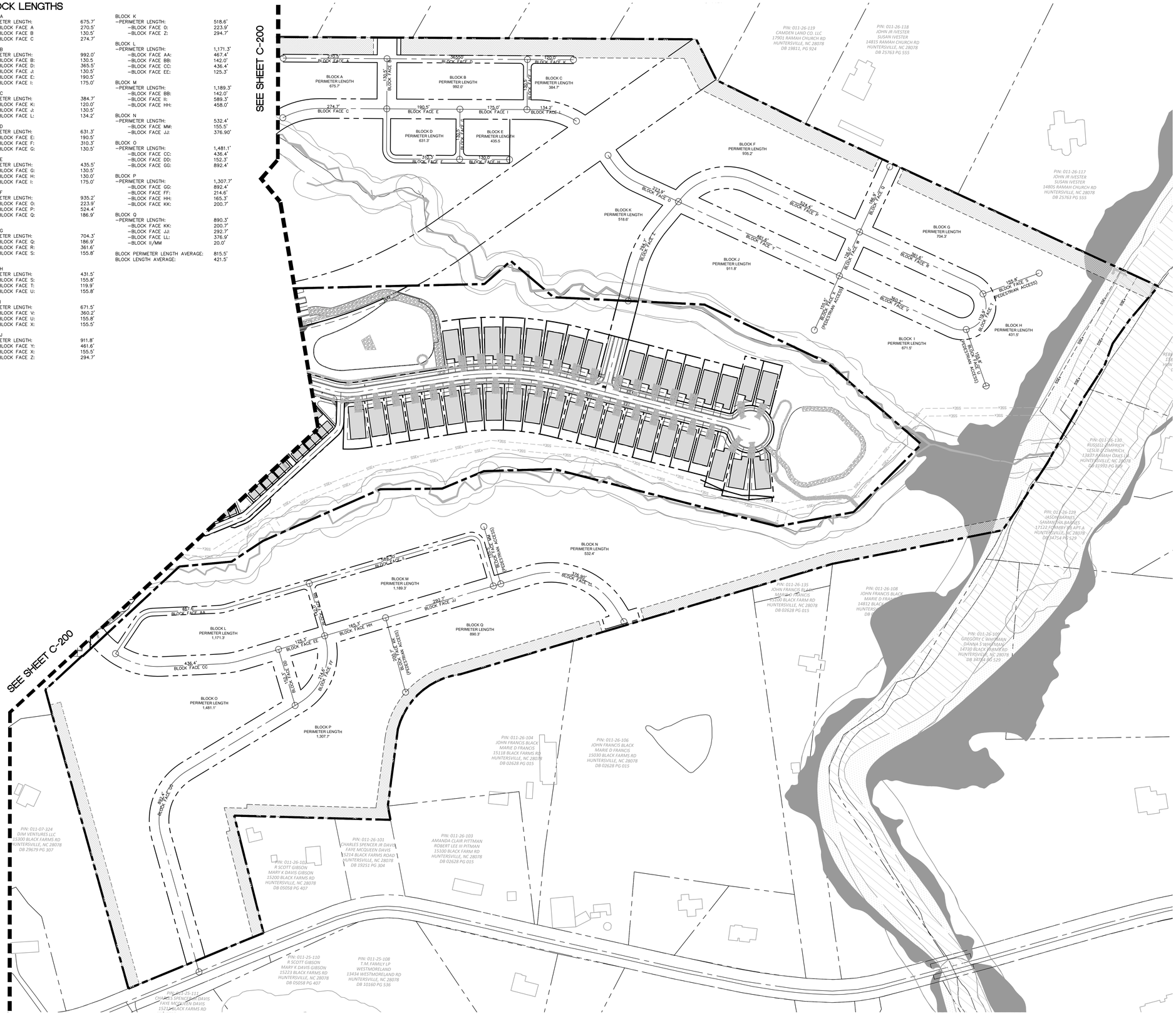
BLOCK N
- PERIMETER LENGTH: 532.4'
  - BLOCK FACE MM: 155.5'
  - BLOCK FACE JJ: 376.90'

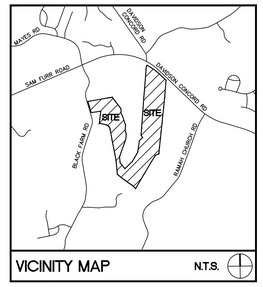
BLOCK O
- PERIMETER LENGTH: 1,481.1'
  - BLOCK FACE CC: 436.4'
  - BLOCK FACE DD: 152.3'
  - BLOCK FACE GG: 892.4'

BLOCK P
- PERIMETER LENGTH: 1,307.7'
  - BLOCK FACE GG: 892.4'
  - BLOCK FACE FF: 214.6'
  - BLOCK FACE HH: 165.3'
  - BLOCK FACE KK: 200.7'

BLOCK Q
- PERIMETER LENGTH: 890.3'
  - BLOCK FACE KK: 200.7'
  - BLOCK FACE JJ: 292.7'
  - BLOCK FACE LL: 376.9'
  - BLOCK II/MM 20.0'

BLOCK PERIMETER LENGTH AVERAGE: 815.5'
BLOCK LENGTH AVERAGE: 421.5'





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY: ATLAS ENVIRONMENTAL; 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211, (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- BLOCK LENGTH / INTERSECTION
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

SEE SHEET SP-200A / SP-201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP-202 FOR STREET SECTIONS

SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP-204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
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Landscape Architecture
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Civil Engineering
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Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

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url+ www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BLOCK AND PERIMETER LENGTHS

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised

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SCALE: 1"=100'
0 50' 100' 200'

SP-201A

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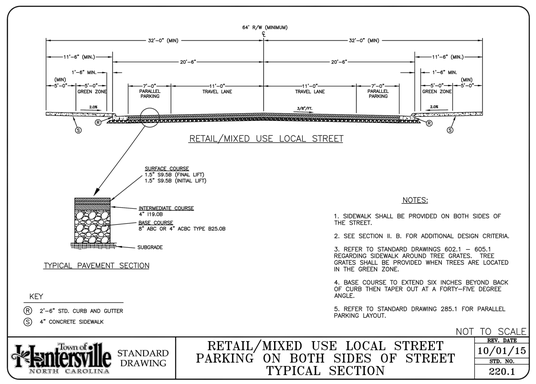
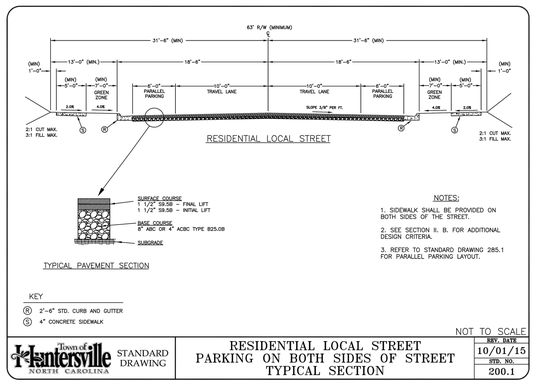
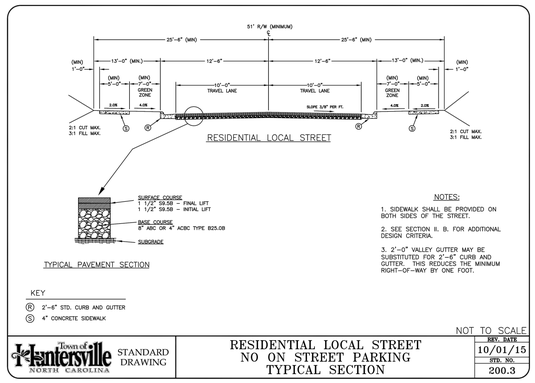


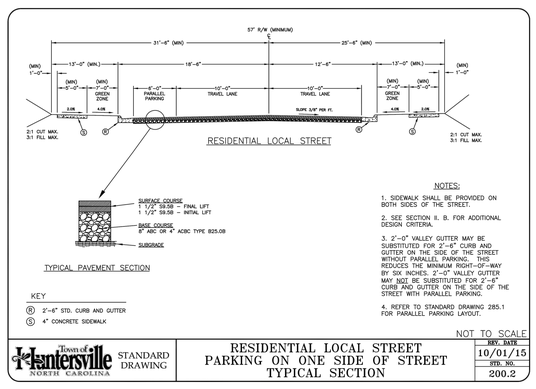
STREET TYPE 1
TYPICAL OF PUBLIC ROAD A



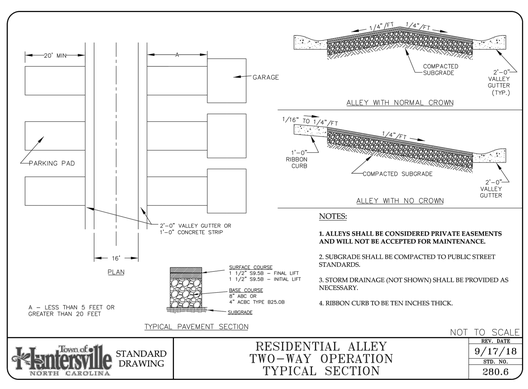
STREET TYPE 2
TYPICAL OF PUBLIC ROAD B



STREET TYPE 3
TYPICAL OF PUBLIC ROADS: C, F + G

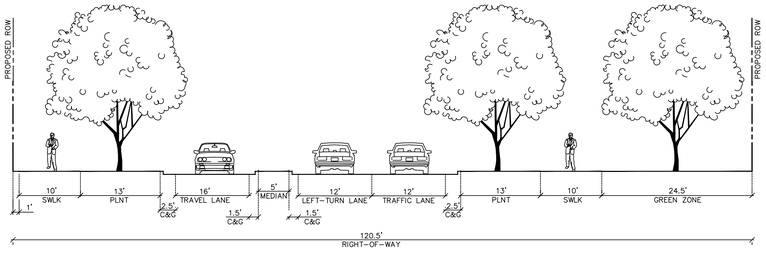


STREET TYPE 4
TYPICAL OF PUBLIC ROADS: D + E

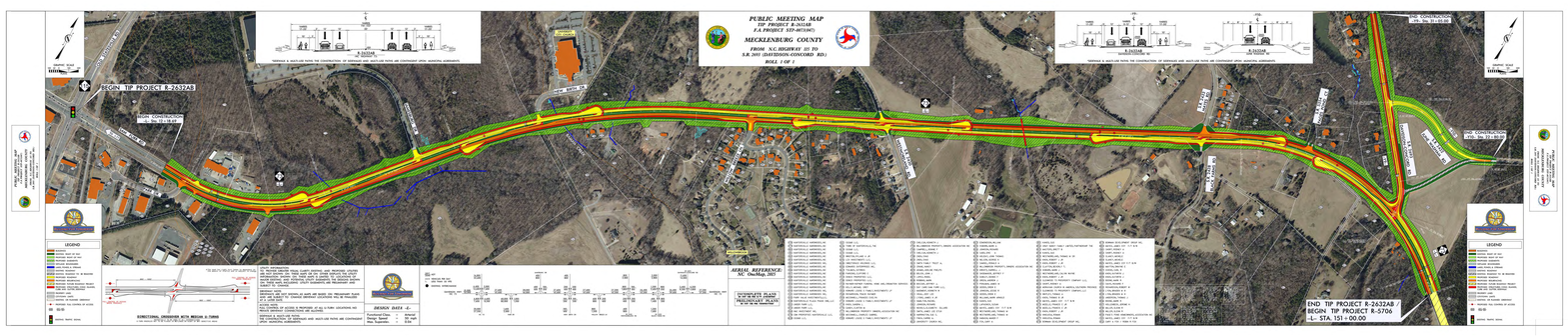


STREET TYPE 5
TYPICAL OF ALLEYS

PROSPERITY CHURCH ROAD
(120.5' PUBLIC ROW)*

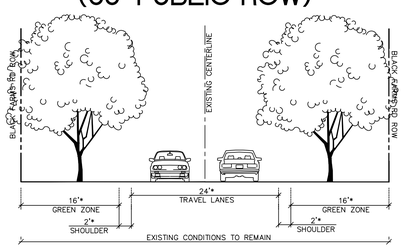


*REFERENCE NORTH CREEK COMMERCIAL (EPM #414451) AND NORTH CREEK PHASE 2 RESIDENTIAL.



PROPOSED NC 73
(DAVIDSON-CONCORD ROAD)
NCDOT CROSS-SECTION

BLACK FARMS ROAD
(60' PUBLIC ROW)



*EXISTING CONDITIONS ARE APPROXIMATE.

SURVEY DISCLAIMER

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

STREET SECTIONS

Project No.
4661.04

Issued
03/18/21

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Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE OFFICE CHARLOTTE, NORTH CAROLINA 28273 1364 LOCUST STREET SAN PAUL PRELIMINARY NOT FOR CONSTRUCTION 08/27/21

SCALE: 1"=100'
0 50' 100' 200'

SP-202

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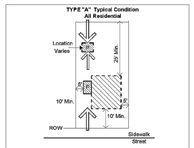
Lot Types / Detached House

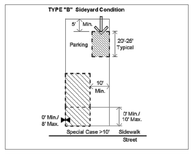
Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area except in R & TR zone, where min. front setbacks are 25' and 20' respectively.
   Along new streets, the build-to line shall be a minimum of 10' behind street ROW.
   Along existing streets, front build-to lines of new buildings shall be equal to the average setbacks of existing buildings on the same side of the street within 300'. Where the average setback of existing buildings within 300' exceeds 50' the setback of any new building may vary up to 20' from the setback of an adjacent building, existing or proposed, in order to negotiate a gradual transition to a different building setback. Only in the most exceptional circumstances having to do with extreme topography or very special design composition may these rules of residential building placement be varied.
2. Garages may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above. Front loaded garages, if provided, shall meet the standards of Section 8.16.
3. A detached garage may be located only in the rear yard.
4. Points of permitted front or rear access to parking indicated by arrows. On corner lots, sideyard access is also permitted.
5. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Sideyard setback is 12' in the R zone & 6' in the TR zone.

Description:
The detached house may coexist with other, similarly scaled buildings along town streets. When other building types are integrated with the detached house, the scale of the detached-house type and lot shall control. Civic buildings, however, may exceed the scale of the detached house. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Placement/Parking/Vehicle Access

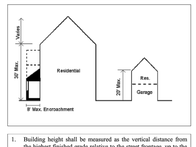


1. Generally, buildings shall be placed on the lot within zone represented by the hatched area. The build-to line will range from 0' to 10' behind street ROW. Special site conditions such as extreme topography may require a larger setback. Sideyard houses are not permitted on in-fill sites abutting existing sideyard houses.
2. A detached garage may be located only in the rear yard. Attached garages are not permitted on sideyard houses.
3. Points of permitted rear access to parking indicated by arrow.
4. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
5. For buildings set up to the sidewalk, balconies and upper level bay windows may encroach over the sidewalk up to 5'.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Commercial Use in a Detached House (NR district) shall comply with the following:
   a. Parking shall be located in the side or rear yards only. If provided in the front yard, the parking area shall not exceed 25% of the frontage line and shall not be in the yards adjacent to a street.
   b. Parking areas on adjacent mixed use lot shall be connected whenever practical.
   c. Trash containers shall be located in the rear yard. If adjacent to existing single family residential uses, trash containers shall be limited to residential rollout containers only (no dumpster).
   d. Mechanical equipment at ground level shall be placed on the parking lot side of the building away from buildings on adjacent sites and shall be screened from view by an opaque screen.
8. Mechanical equipment shall not encroach into any required setback.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, those regulations apply to all houses built on public streets. For detached homes on large lots accessed by a private drive in Rural Neighborhoods, building placement and site planning will be dictated by landscape features and landscape preservation.

Building Type / Detached House

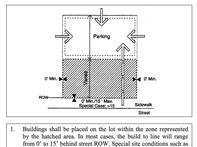
Permitted Height/Uses/Encroachments



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height of main dwelling to ridge may vary depending on the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet or 50% of first floor area of principal residence, whichever is greater.
5. Balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
6. Decks, balconies, and porches are permitted to encroach into the rear yard setback as provided in Section 8.8.5.

Lot Type / Shopfront Building

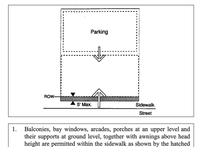
Building Placement/Parking/Vehicular Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sideyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Description:
The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Encroachment/Pedestrian Access to Building

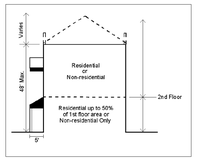


1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
4. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Building Type / Shopfront Building

Permitted Height and Uses



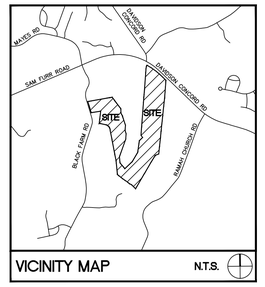
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations
A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

Techniques
A. Windows should be set to the inside of the building face wall.
B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.



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WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

Lot Type / Attached House

Building Placement/Parking/Vehicle Access

1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

Encroachment/Pedestrian Access

1. For buildings set up to the sidewalk, balconies and upper level bay windows are permitted to encroach over the sidewalk area up to 5'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

Description:
The attached house is a rowhouse, a townhouse, or a duplex. Traditional southern homes in Savannah and Charleston provide the historic model. Dilworth Crescent in Charlotte provides a good contemporary example. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

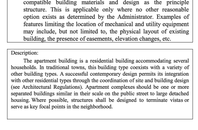
Building Type / Attached House

Permitted Height and Uses

1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.

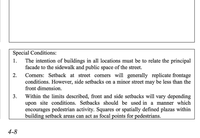
Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Setbacks may vary according to setting within limits indicated.
3. Building facades shall be generally parallel to frontage property lines.
4. Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principle frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Parking areas on adjacent lots shall be connected wherever practicable.
8. Trash containers shall be located in a rear parking area (see Parking Regulations).
9. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Vehicular Circulation/Pedestrian Access



1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by the smaller arrow).
2. Drive-throughs shall be located to the rear of the building.
3. Entrance canopies (for motels, etc.) shall face the street.
4. Typical vehicular circulation movement is indicated by thin line arrows.

Special Conditions:
1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions.

Description:
1. This building type generally comprises fast food retail, drive through banks, motels and other highway dependent uses. These regulations are designed to bring these building types into a framework of town streets. This building type shall be limited to the Highway Commercial, Campus Business, and Special Purpose Districts. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Highway Commercial

Permitted Height and Uses

1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by zoning district standards.

Architectural Standards

Principles
A. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any façade.
B. All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.
C. Trailers (mobile units) may not be used as permanent highway commercial buildings.

Configurations
A. Two wall materials may be combined horizontally on one façade. The "heavier" material should be below (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.

Techniques
A. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access

1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Description:
The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Encroachment/Pedestrian Access

1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Building Type / Apartment Building

4-2

Permitted Height and Uses

1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
E. Porches should form a predominant motif of house designs, and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
F. Front loaded garages, if provided, shall meet the standards of Section 8.16.
G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations
A. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
D. Exterior chimneys should be finished in brick or stucco.

Techniques
A. Overhanging eaves may expose rafters.
B. Flush eaves should be finished by profiled molding or gutters.

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MAGNOLIA DEVELOPMENT CO. LLC

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RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BUILDING AND LOT TYPES

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK CONSULTING ENGINEERS — PRELIMINARY NOT FOR CONSTRUCTION — 08/27/21

SP-203

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SITE PLAN DATA TABLE

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING	
PARCEL NUMBER:	01107311, 01126101, 01126113	
SITE ACREAGE:	±84.00 ACRES (GIS) (INCLUDES APPROVED PHASE I)	
REZONING ACREAGE:	±84.00 ACRES (KNOWN AS PHASE II)	
PRINCIPAL USES:	COMMERCIAL, MULTI-FAMILY, SINGLE FAMILY ATTACHED, SINGLE FAMILY DETACHED	
BUILDING TYPE/HEIGHT:	COMMERCIAL(SHOPFRONT):	UP TO 48' (EXCLUDES ROOF)
	COMMERCIAL (HC):	UP TO 36' (EXCLUDES ROOF)
	APARTMENT:	UP TO 36' (EXCLUDES ROOF)
	SINGLE FAMILY ATTACHED:	UP TO 30' (EXCLUDES ROOF)
	SINGLE FAMILY DETACHED:	UP TO 30' (EXCLUDES ROOF)
EXISTING ZONING DISTRICT:	HC (CD), R	
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)	
HC (CD) SUMMARY		
TOTAL COMMERCIAL SQUARE FOOTAGE:	42,500 SF ±	
TOTAL PARKING REQUIRED:	85 SPACES (1 SPACE PER 500 SF)	
TOTAL PARKING PROVIDED:	213 SPACES (5 SPACES PER 1,000 SF)	
TND-U (CD) SUMMARY		
MULTI-FAMILY UNITS:	303 UNITS	
TOTAL PARKING REQUIRED:	455 SPACES (1.5 SPACES PER UNIT)	
TOTAL PARKING PROVIDED:	474 SPACES (1.56 SPACES PER UNIT)	
SINGLE FAMILY ATTACHED LOTS:	65 UNITS (TOWNHOMES)	
TOTAL PARKING REQUIRED:	130 SPACES (2 SPACES PER UNITS)	
TOTAL PARKING PROVIDED:	130 SPACES (2 GARAGE SPACES PER UNIT)	
SINGLE FAMILY DETACHED LOTS:	32 LOTS (50' X 130') 45 LOTS (60' X 130')	
WATERSHED:	ROCKY RIVER, CLARK	
IMPERVIOUS AREA		
EXISTING IMPERVIOUS AREA:	±TBD ACRES (TBD%)	
PROPOSED IMPERVIOUS AREA:	±TBD ACRES (TBD%)	

BUILDING DEVELOPMENT SUMMARY

COMMERCIAL A:	HIGHWAY COMMERCIAL/SHOPFRONT ±6,000 SF REQUIRES 12 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL B:	HIGHWAY COMMERCIAL/SHOPFRONT ±6,000 SF REQUIRES 12 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL C:	HIGHWAY COMMERCIAL/SHOPFRONT ±21,500 SF REQUIRES 43 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL D:	HIGHWAY COMMERCIAL/SHOPFRONT ±9,500 SF REQUIRES 19 SPACES (1 SPACE PER 500 SQFT)
BUILDING A :	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS
BUILDING B :	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS
BUILDING C:	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS, CLUB/LEASING
BUILDING D:	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS
BUILDING E:	MULTI-FAMILY ±8,400 SF (3-STORY) 18 UNITS
BUILDING F:	MULTI-FAMILY ±12,600 (3-STORY) 36 UNITS
BUILDING G:	MULTI-FAMILY ±12,600 (3-STORY) 36 UNITS
BUILDING H:	MULTI-FAMILY ±12,600 SF (3-STORY)
BUILDING I:	MULTI-FAMILY ±8,400 (3/4-STORY) 21 UNITS
BUILDING J:	MULTI-FAMILY ±12,600 (3/4-STORY) 42 UNITS
BUILDING K:	MULTI-FAMILY ±12,600 (3/4-STORY) 42 UNITS

BUILDING BUILD-TO-RANGE (BTR)/SETBACK TABLE

SAM FURR ROAD
- PRIMARY BUILDING TYPE: SHOPFRONT/HIGHWAY COMMERCIAL
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROSPERITY CHURCH ROAD EXTENSION
- PRIMARY BUILDING TYPE: SHOPFRONT/HIGHWAY COMMERCIAL/APARTMENT
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET A
- PRIMARY BUILDING TYPE: SHOPFRONT/APARTMENT
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET B
- PRIMARY BUILDING TYPE: APARTMENT
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET C, D, & E
- PRIMARY BUILDING TYPE: ATTACHED HOUSE
- BUILD-TO-RANGE: 0'–25'
- SIDE SETBACK: 0'
- REAR SETBACK: 5'–35' MINIMUM

- PRIMARY BUILDING TYPE: DETACHED HOUSE
- BUILD-TO-RANGE: 0'–15'
- SIDE SETBACK: 5' MINIMUM
- REAR SETBACK: 5'–25' MINIMUM

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ('DEVELOPMENT STANDARDS') ASSOCIATED WITH THE REZONING PETITION (THE 'REZONING PETITION') FILED BY ('PETITIONER') ON APRIL 1, 2021 (THE 'FILING DATE') AS REZONING PETITION #21- 06 & SKETCH PLAN (THE 'REZONING PLAN') FOR THAT APPROXIMATELY 84.6 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS NORTH CREEK MIXED USE (THE 'PROJECT') IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01107311, 01107319, 01107320, 01126101, AND 01126113, (THE 'PROPERTY'). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT (HC-CD) AND RURAL (R) TO HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT (HC-CD) AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT-URBAN (TND-U) ZONING CLASSIFICATION IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN, UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. THE BUILD TO RANGE IS 10' TO 15' FOR BUILDINGS FRONTING HIGHWAY 73.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. FOR EXAMPLE, THE AMENITY CENTER FOR THE MULTI-FAMILY PROJECT MAY BE RELOCATED WITHIN THE PROJECT AND OTHER BUILDINGS MODIFIED AND RELOCATED TO ACCOMMODATE THE NEW AMENITY CENTER LOCATION. ATTACHED HOUSES MAY BE REDESIGNED AS TOWNHOMES OR SINGLE-FAMILY HOMES SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS NOT INCREASED BEYOND THE TOTAL NUMBER OF RESIDENTIAL UNITS LISTED ON THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING PLANS. COMMERCIAL BUILDINGS MAY BE CONVERTED TO MIXED-USE BUILDINGS SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS NOT INCREASED BEYOND THE TOTAL NUMBER OF RESIDENTIAL UNITS LISTED ON THE REZONING PLAN.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE HC FOR THE PORTION OF THE PROPERTY PROPOSED FOR HC-CD ZONING AND FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN TND-U ZONING DISTRICTS FOR THE PORTION OF THE PROPERTY PROPOSED FOR TND-U ZONING, INCLUDING MULTI-FAMILY RESIDENTIAL, ATTACHED AND DETACHED RESIDENTIAL, AND COMMERCIAL USES AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES AND DRIVE-THROUGH RESTAURANTS AND COMMERCIAL USES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

7. ACCESS THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. IN PARTICULAR, THE STUB CONNECTION ADJACENT TO THE SOUTHERN PROVINCE MORAVIAN CHURCH PROPERTY MAY BE RELOCATED TO CONNECT ACROSS PROPERTY OWNED BY PETITIONER. MINOR CHANGES TO EXTERNAL CONNECTIONS MAY BE APPROVED ADMINISTRATIVELY.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS-STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

10. LANDSCAPING/BUFFERS. EXCEPT AS OTHERWISE SHOWN ON THE REZONING PLAN, DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

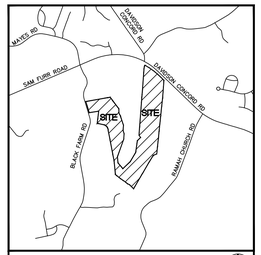
14. ANNEXATION. PETITIONER INTENDS TO REQUEST THAT THE PROPERTY BE ANNEXED IN ACCORDANCE WITH TOWN REGULATIONS.

REQUESTED MODIFICATIONS

50' LOTS SHOWN ON THE REZONING PLAN ARE NOT REQUIRED TO BE ACCESSED THROUGH AN ALLEY IN ORDER TO BE CONSISTENT WITH THE 50' LOTS IN PHASE 1 AND IN ORDER TO ACCOMMODATE THE ADJACENT BUFFERS SHOWN.

SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVNG VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES RESIDENTIAL USES. COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF CO'S WHICH WILL BE ACCESSED FROM THE CONNECTION ALONG RAMAH CREEK.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED ON US HIGHWAY 73 (DAVIDSON-CONCORD ROAD) AND IN NORTH CREEK COMMERCIAL AND PHASE 2-RESIDENTIAL DEVELOPMENTS.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSRC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
12. THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT PERMITTED ON STREET SIDE GENERALLY.
17. TRANSPORTATION MODELING COMPLETED BY THE DEPARTMENT OF TRANPORTATION RELATED TO US HIGHWAY 73 (DAVIDSON-CONCORD ROAD) MAY IMPACT SITE AND PLAN WILL BE REVISED ACCORDINGLY.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

DEVELOPMENT NOTES

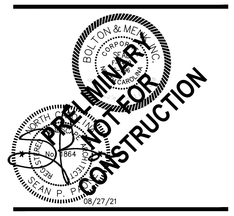
Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE, AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS



SP-204

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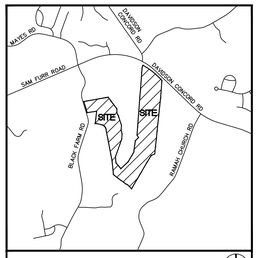

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

PROPOSED ZONING AMENDMENT TND-U (CD): ±78.4 ACRES

PROPOSED ZONING AMNEDMENT HC (CD): ±5.65 ACRES

ZONING BOUNDARY

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ZONING MAP

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07/23/21 – TOWN COMMENTS
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PRELIMINARY NOT FOR CONSTRUCTION

08/27/21

SCALE: 1"= 200'
0 100' 200' 400'

N

SP-205

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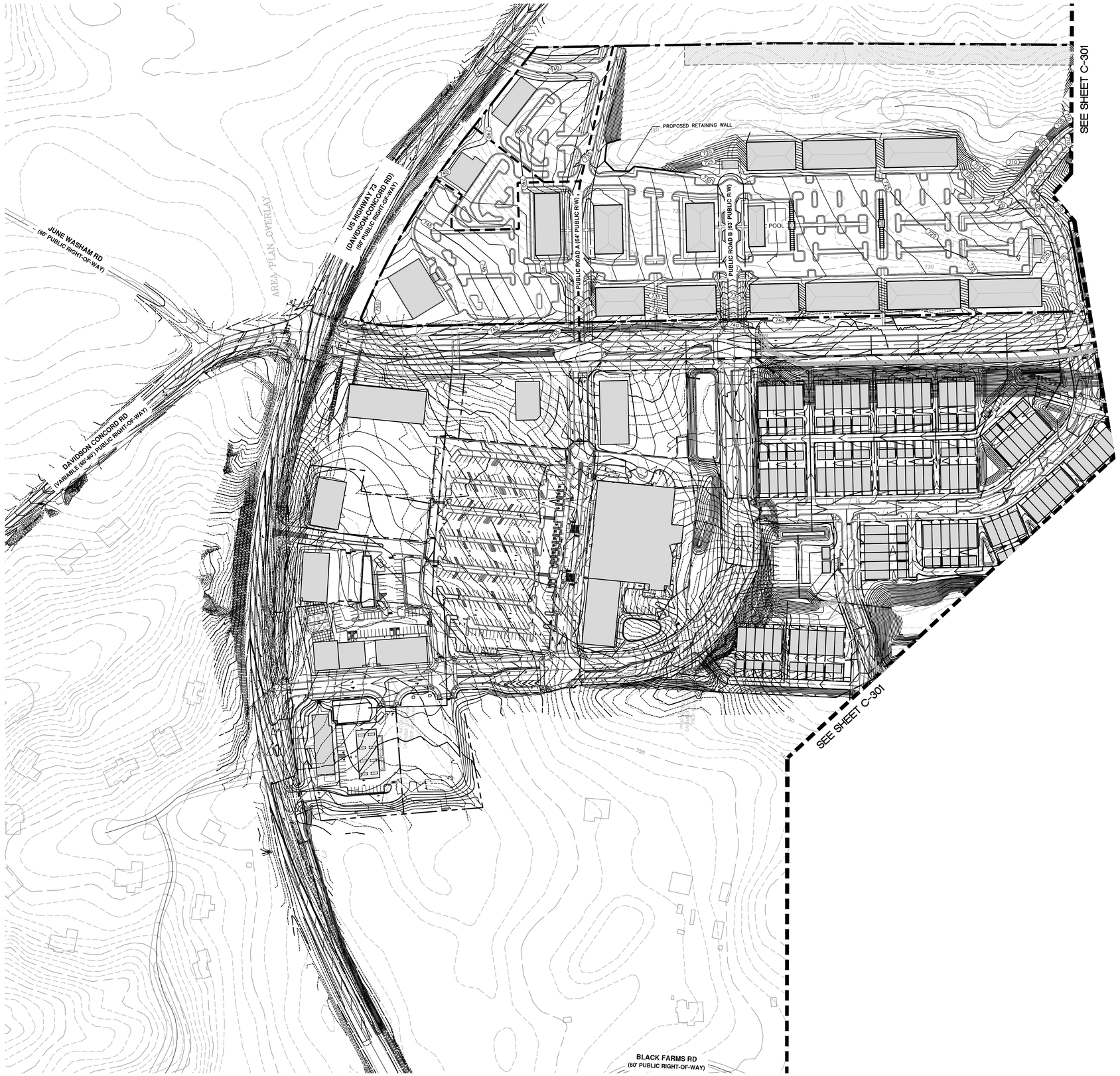

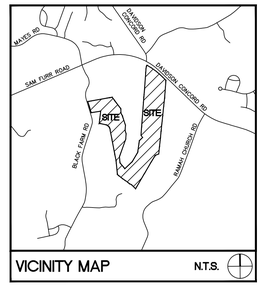

VICINITY MAP N.T.S.

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LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
700	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-

NOTES:
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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

PRELIMINARY GRADING PLAN

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOULTON & MENEFEE NORTH CAROLINA SEAL 036864 ENGINEERING GLENN P. BOULTON, P.E.
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=100'
0 50' 100' 200'
N

SP-300

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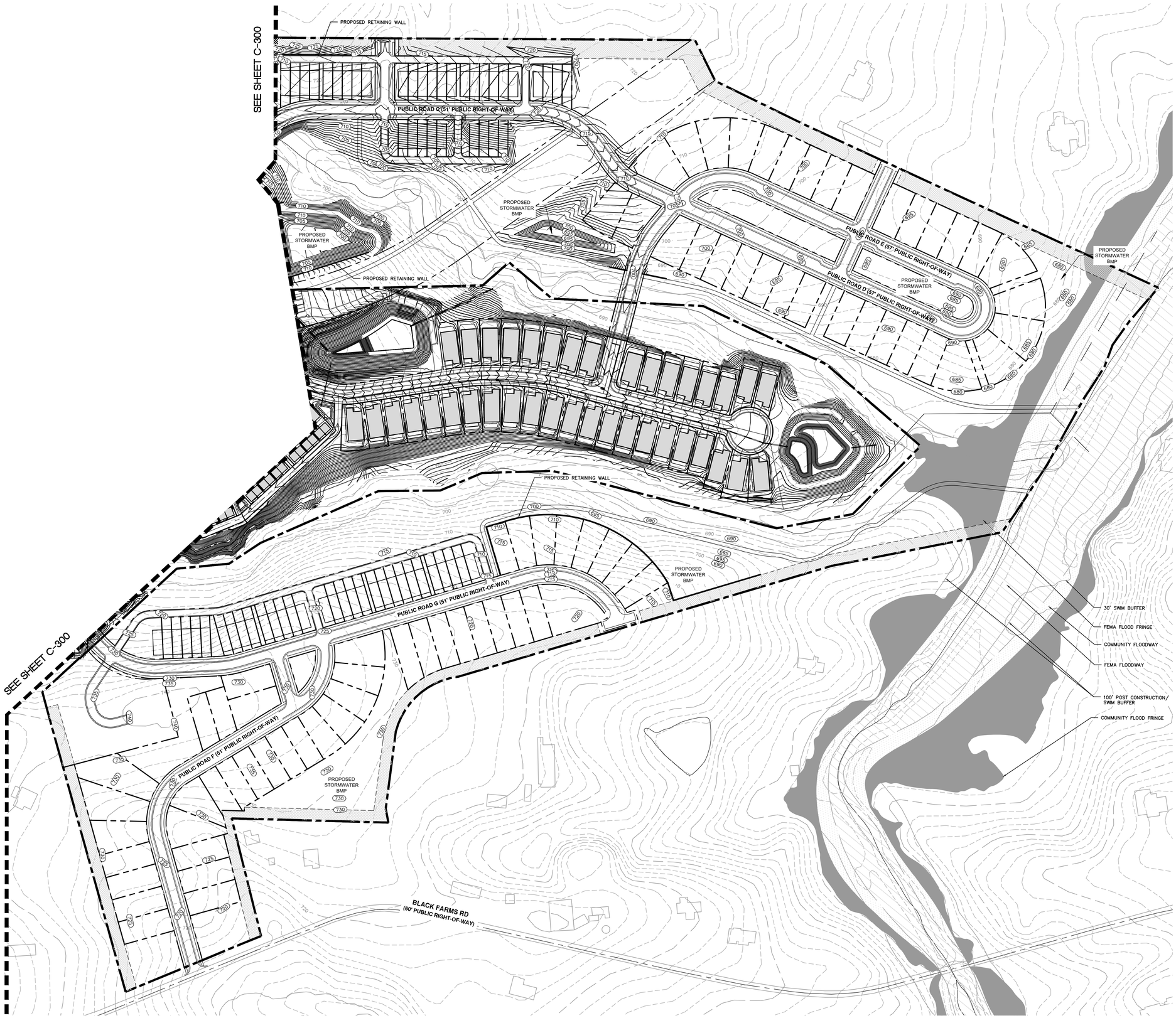

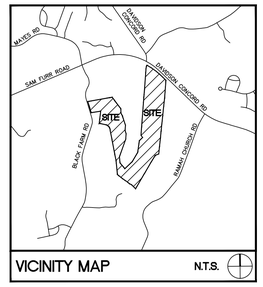

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LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
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STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-

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Project No.
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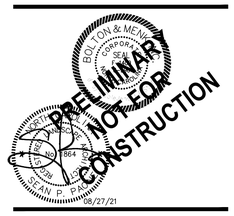

SCALE: 1"=100'
0 50' 100' 200'

SP-301

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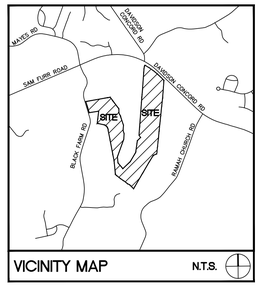

VICINITY MAP N.T.S.

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DRAINAGE AREA MAP PRE-DEVELOPMENT

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4661.04

Issued
03/18/21

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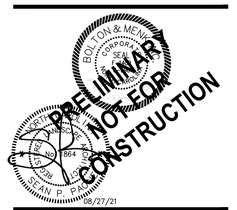

SCALE: 1"=200'
0 100' 200' 400'

SP-302

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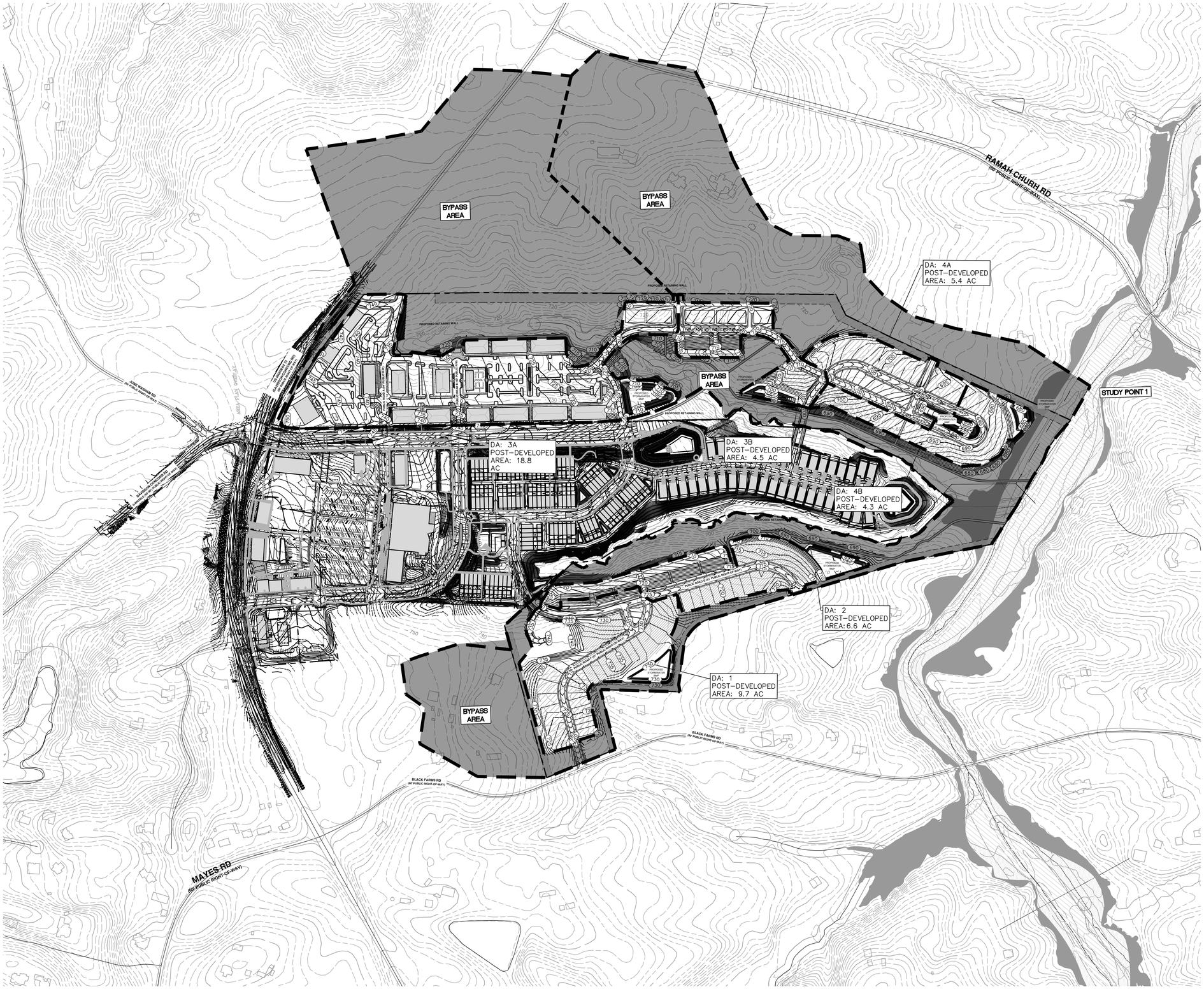

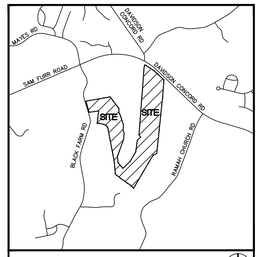

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2. ALL STORM WATER FROM IMPERVIOUS SURFACES TO BE COLLECTED.

North Carolina 811 www.ncc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

DRAINAGE AREA MAP POST-DEVELOPMENT

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'

SP-303

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SEE SHEET SP-401 FOR ADJACENT OWNER INFORMATION

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ADJACENT PARCEL MAP

Project No.
4661.04

Issued
03/18/21

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Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1"= 200'
0 100' 200' 400'

SP-400

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	taxpid	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Addresses 1	City	State	ZIP CODE
1	00718202	NANCY GRAY FAMILY LIMITED PARTNERSHIP				14652 JUNE WASHAM RD	DAVIDSON	NC	28036
2	00731118	MAYES	JAMES COY F/T B/W	HEIRS	G R MAYES JR	11601 MAYES RD	HUNTERSVILLE	NC	28078
3	00731119	WILLY HOMES INC				1718 CABARRUS CROSSING DR	HUNTERSVILLE	NC	28078
4	01107318	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
5	01107319	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
6	01107322	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
7	01107336	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
8	01107337	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
9	01125110	GIBSON	R SCOTT	MARY K	GIBSON	117 SHAVENDER DR	MOORESVILLE	NC	28117
10	01126134	BLACK	JOSEPH EDWARD	BRYANT	KAREN	14850 BLACK FARMS RD	HUNTERSVILLE	NC	28078
11	01107312	WORLAND	ADAM C	WORLAND	AMY C	15340 BLACK FARMS RD	HUNTERSVILLE	NC	28078
12	01107326	CLAYTON	BEVERLY T.	CLAYTON	JUDITH H.	15410 BLACK FARM RD	HUNTERSVILLE	NC	28078
13	01126129	BARNES	JASON	BARNES	SAMANTHA	17122 FORMBY RD APT A	HUNTERSVILLE	NC	28078
14	00731102	BROCKMAN	KRISTINE	BROCKMAN	ZACHARIAH	13308 WHITE BIRCH TERR	DAVIDSON	NC	28036
15	01107315	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
16	01107321	MORAVIAN CHURCH IN AMERICA	SOUTHERN PROVINCE			459 SOUTH CHURCH ST	WINSTON-SALEM	NC	27101
17	01126125	CARTER	CYNTHIA K TRUST			411 WALNUT ST UNIT 4639	GREEN COVE SPRINGS	FL	32043
18	01126135	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARM RD	HUNTERSVILLE	NC	28078
19	01126121	CAYLOR	DANIEL	CAYLOR	MAYRA	15005 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
20	00731101	GIVENS	CARL R	GIVENS	VIVIAN W	13316 WHITE BIRCH TER	DAVIDSON	NC	28036
21	00731117	MAYTON	DWAYNE E	MAYTON	JULIE S	17900 PAGES POND CT	DAVIDSON	NC	28036
22	00731115	HOLLENBECK	JEROME H	HOLLENBECK	GWYN S	17916 PAGES POND CT	DAVIDSON	NC	28036
23	01107311	MAYES	JAMES COY F/T B/W	G R MAYES JR HEIRS		11601 MAYES RD	HUNTERSVILLE	NC	28078
24	01107324	DMJ VENTURES LLC				15410 HOLLY TRAIL LN	DAVIDSON	NC	28036
25	01125109	WESTMORELAND	RUTH M			13434 WESTMORELAND RD	HUNTERSVILLE	NC	28078
26	01126106	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
27	01126108	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
28	01125112	THOMANN	MIKE	DARBY	REBECCA MARY	15035 BLACK FARMS RD	HUNTERSVILLE	NC	28078
29	01126103	PITTMAN	AMANDA CLAIR	PITTMAN	ROBERT LEE III	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
30	01126119	CAMDEN LAND CO LLC				6805 FAIRVIEW RD UNIT C	CHARLOTTE	NC	28210
31	01126120	VANWINGERDEN	MICHAEL	VANWINGERDEN	COURTNEY	14925 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
32	01126123	WELLER	RICHARD J	WELLER	PAMELA J	15105 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
33	01126137	LANDRETH	CHRISTOPHER JAMES	LANDRETH	TRACY MOORE	14625 HARVINGTON DR	HUNTERSVILLE	NC	28277
34	00718201	MAYES	JAMES COY F/T B/W	G R MAYES JR HEIRS		11601 MAYES RD	HUNTERSVILLE	NC	28078
35	00731116	ANDERSON	THOMAS J	ANDERSON	MARY M	17908 PAGE`S POND CT	DAVIDSON	NC	28036
36	00731120	STUTHEIT	RACHEL S			18009 DAVIDSON CONCORD RD	DAVIDSON	NC	28036
37	01107317	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
38	01107320	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
39	01125111	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	3959 HIGHWAY 200	CONCORD	NC	28025
40	01126109	WHITMAN	GREGORY C	WHITMAN	DANNA S	14730 BLACK FARM RD	HUNTERSVILLE	NC	28078
41	01107313	POTTS	RACHEL ANNE			15316 BLACK FARMS RD	HUNTERSVILLE	NC	28078
42	01126118	IVESTER	JOHN JR	IVESTER	SUSAN	PO BOX 2457	HUNTERSVILLE	NC	28070
43	01126130	ZIMPRICH	RUSSELL	ZIMPRICH	LESLIE D	13837 RAMAH OAKS LN	HUNTERSVILLE	NC	28078
44	01125108	WESTMORELAND	T M FAMILY LP			13434 WESTMORELAND RD	HUNTERSVILLE	NC	28078
45	01126101	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	300 WATERS DR APT B217	SOUTHERN PINES	NC	28387
46	01126122	FISK	MICHAEL D	FISK	ALENE	15025 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
47	01126124	CARTER	CYNTHIA K TRUST			411 WALNUT ST UNIT 4639	GREEN COVE SPRINGS	FL	32043
48	01107302	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
49	01126111	BLACK FARMS COLLECTIVE LLC				8512 SHADETREE ST	HUNTERSVILLE	NC	28078
50	01126136	GOLDEN	GREG W	GOLDEN	GLORIA P	15135 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
51	01126104	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
52	01126113	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	300 WATERS DR APT B217	SOUTHERN PINES	NC	28387
53	01107316	MORAVIAN CHURCH IN AMERICA	SOUTHERN PROVINCE			459 SOUTH CHURCH ST	WINSTON-SALEM	NC	27101
54	01126117	IVESTER	JOHN JR	IVESTER	SUSAN	PO BOX 2457	HUNTERSVILLE	NC	28070
55	00731123	PAGE`S POND HOMEOWNERS	ASSOCIATION INC			13302 WHITE BIRCH TER	DAVIDSON	NC	28036
56	01107101	SHORT	RODNEY A	SHORT	NORMA G	17211 CONNOW QUAY CT	CORNELIUS	NC	28031
57	01107301	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
58	01107310	NANCY GRAY FAMILY LIMITED PARTNERSHIP				14652 JUNE WASHAM RD	DAVIDSON	NC	28036
59	01125101	KNOX	ROBERT J JR	KNOX	CYNTHIA L	15401 BLACK FARM RD	HUNTERSVILLE	NC	28078
60	01126102	GIBSON	R SCOTT	GIBSON	MARY K DAVIS	117 SHAVENDER DR	MOORESVILLE	NC	28117
61	01126131	PIROLLI	RECECCA LEANNE			13849 RAHAH OAKS LN	HUNTERSVILLE	NC	28078
62	01126140	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078

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RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ADJACENT PARCEL INFO.

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SP-401

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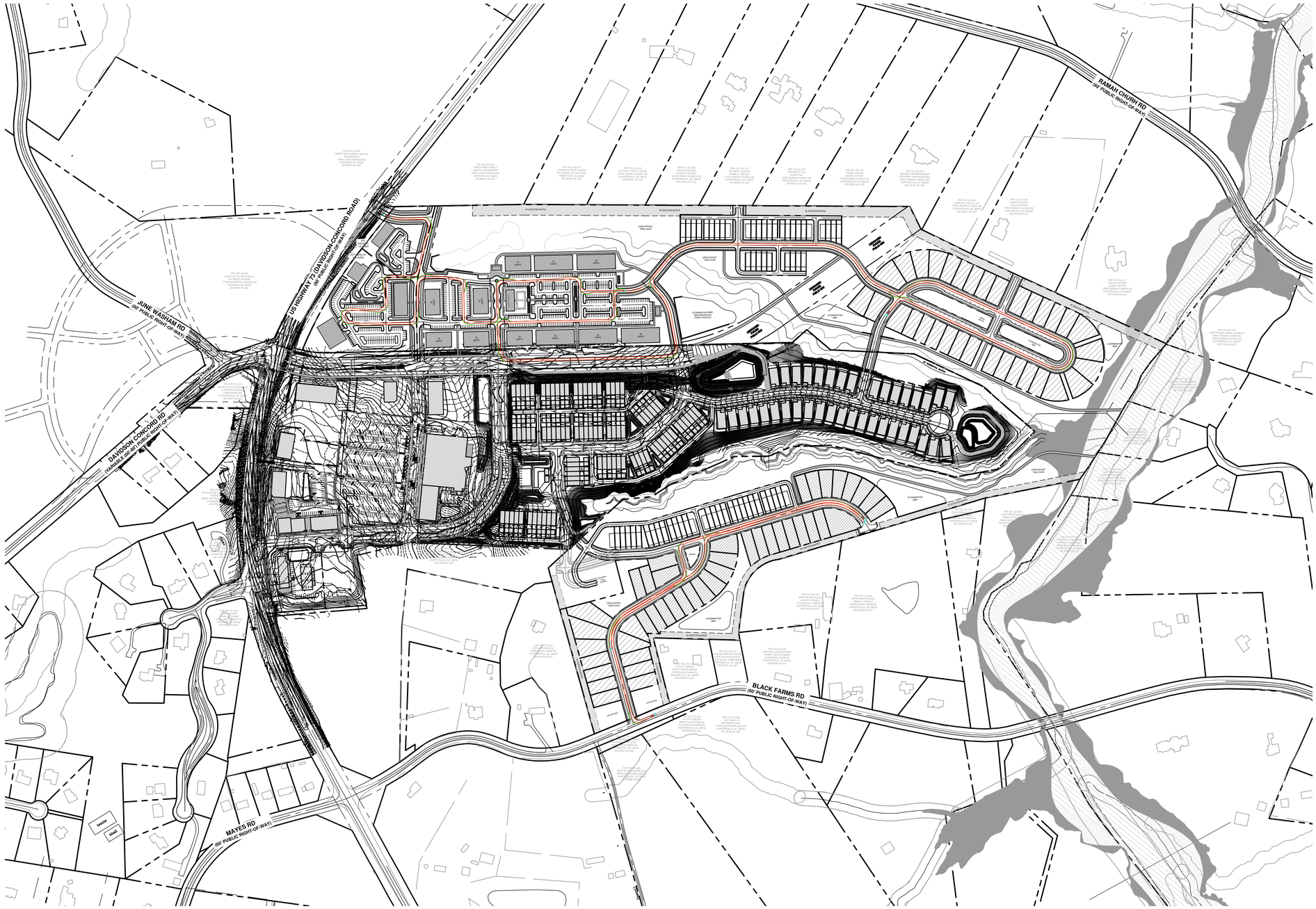
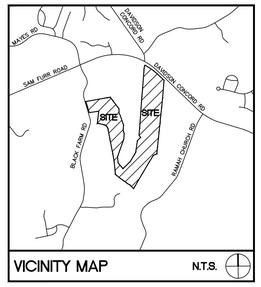




VICINITY MAP N.T.S.

SURVEY DISCLAIMER

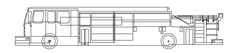
WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL; 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

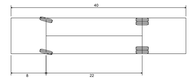
LEGEND

SYMBOL

BUILDING ENVELOPE

ZONING BOUNDARY





B-40 Ladder Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance 0.656ft	
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE:

1. **FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.**
2. **ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.**

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NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

EMERGENCY VEHICLE ACCESS

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

SCALE: 1"= 200'
0 100' 200' 400'

SP-500

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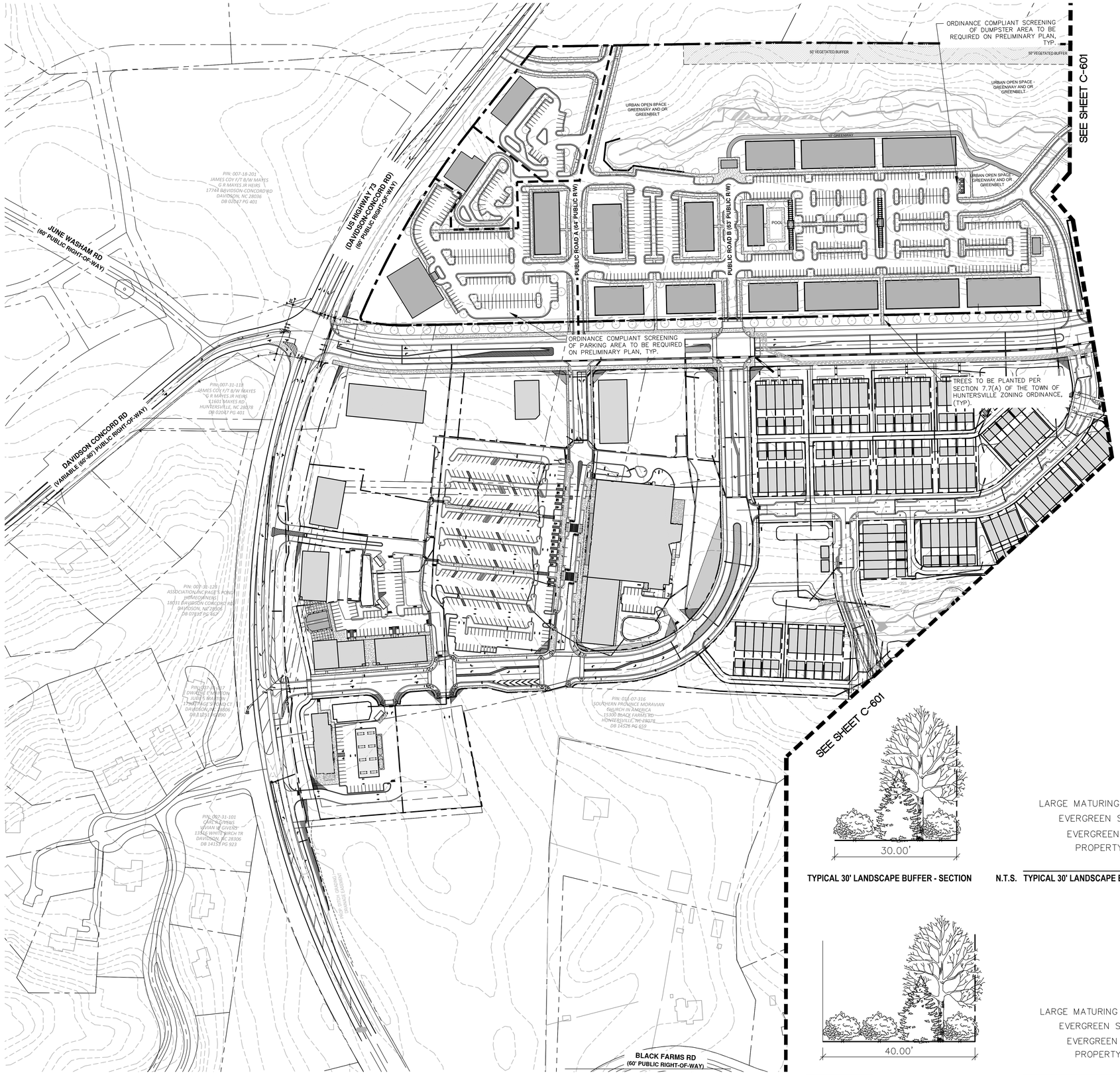

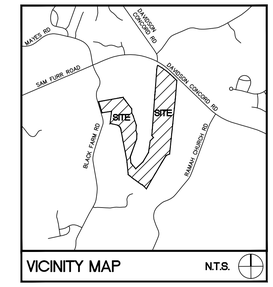

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

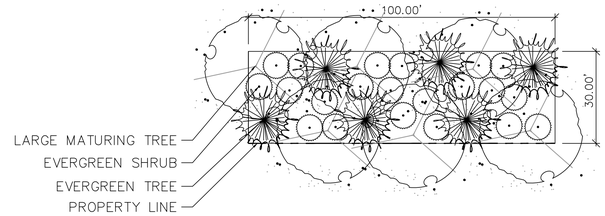
SYMBOL

- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- BUILDING ENVELOPE
- LANDSCAPED BUFFER
- PROPOSED CANOPY TREE
- ZONING BOUNDARY

NOTE:

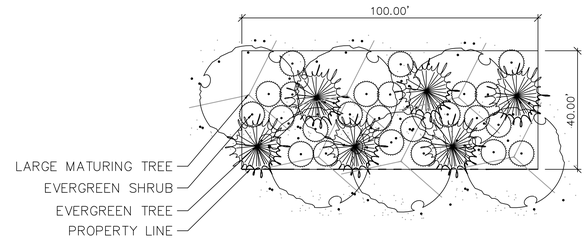
1. TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
2. ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION IS NOT SUFFICIENT.
3. PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

TYPICAL 30' LANDSCAPE BUFFER - SECTION N.T.S.



TYPICAL 30' LANDSCAPE BUFFER - PLAN N.T.S.

TYPICAL 40' LANDSCAPE BUFFER - SECTION N.T.S.



TYPICAL 40' LANDSCAPE BUFFER - PLAN N.T.S.

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HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

Project No.
4661.04

Issued
03/18/21

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Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC. NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT SEAL 864 SEAN P. PARKER
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=100'
0 50' 100' 200'

N

SP-600

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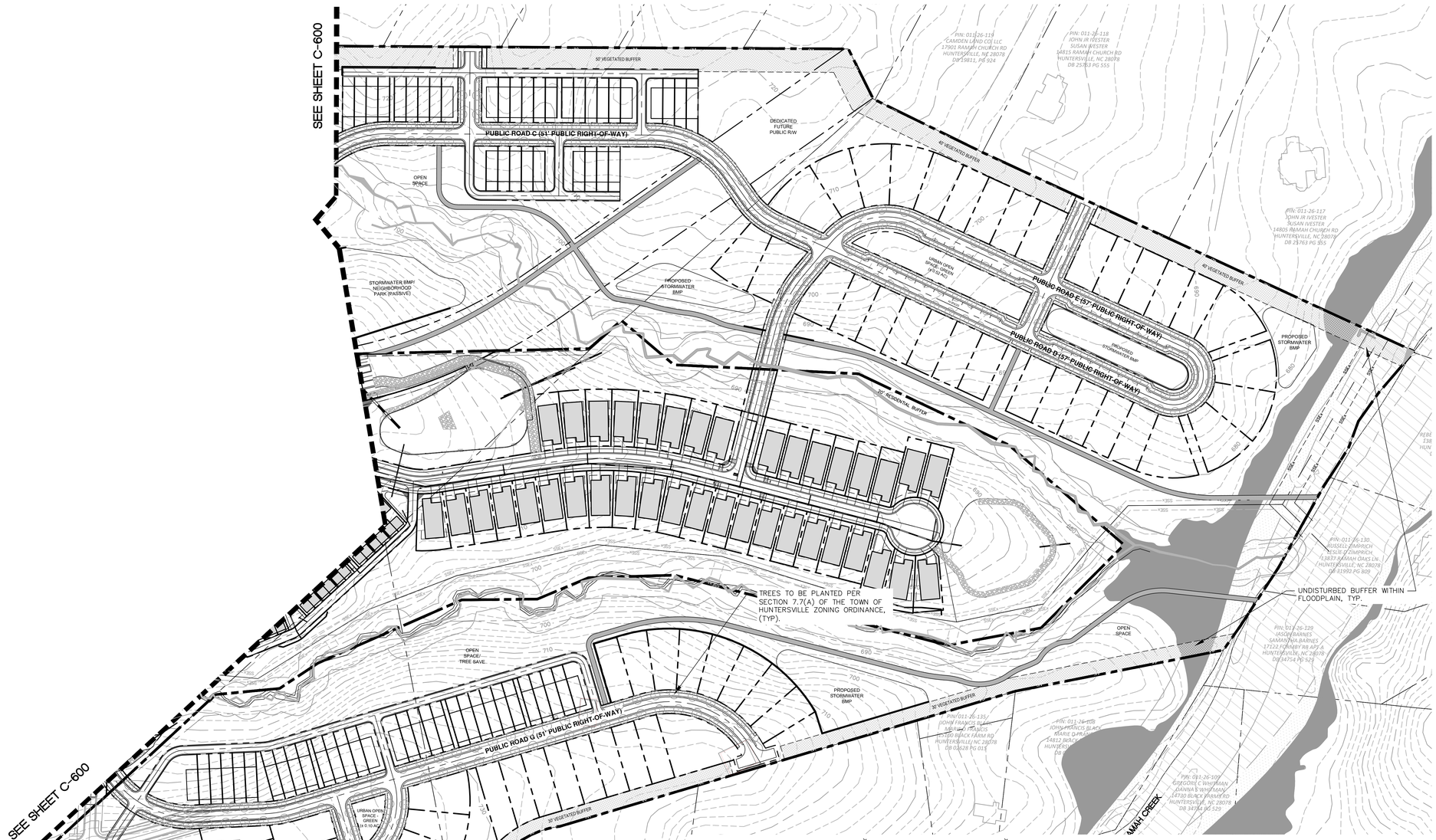

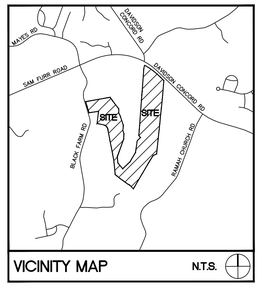

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- BUILDING ENVELOPE
- LANDSCAPED BUFFER
- PROPOSED CANOPY TREE
- ZONING BOUNDARY

NOTE:

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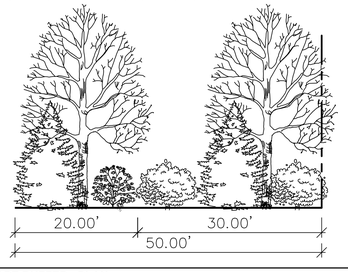
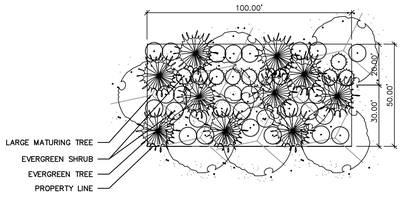
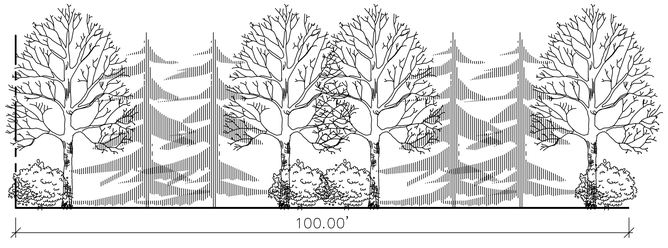


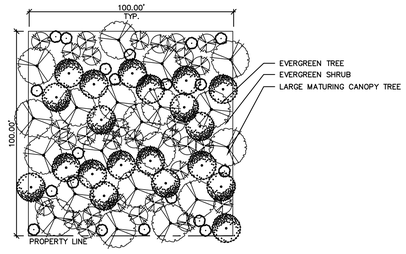
TYPICAL 50' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 50' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 100' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 100' LANDSCAPE BUFFER - PLAN N.T.S.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
urls+ www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

Project No.
4661.04

Issued
03/18/21

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK — CHRISTOPHER P. PHILLIPS — 032418 — REGISTERED LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION — 08/27/21

SCALE: 1"=100'
0 50' 100' 200'

SP-601

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

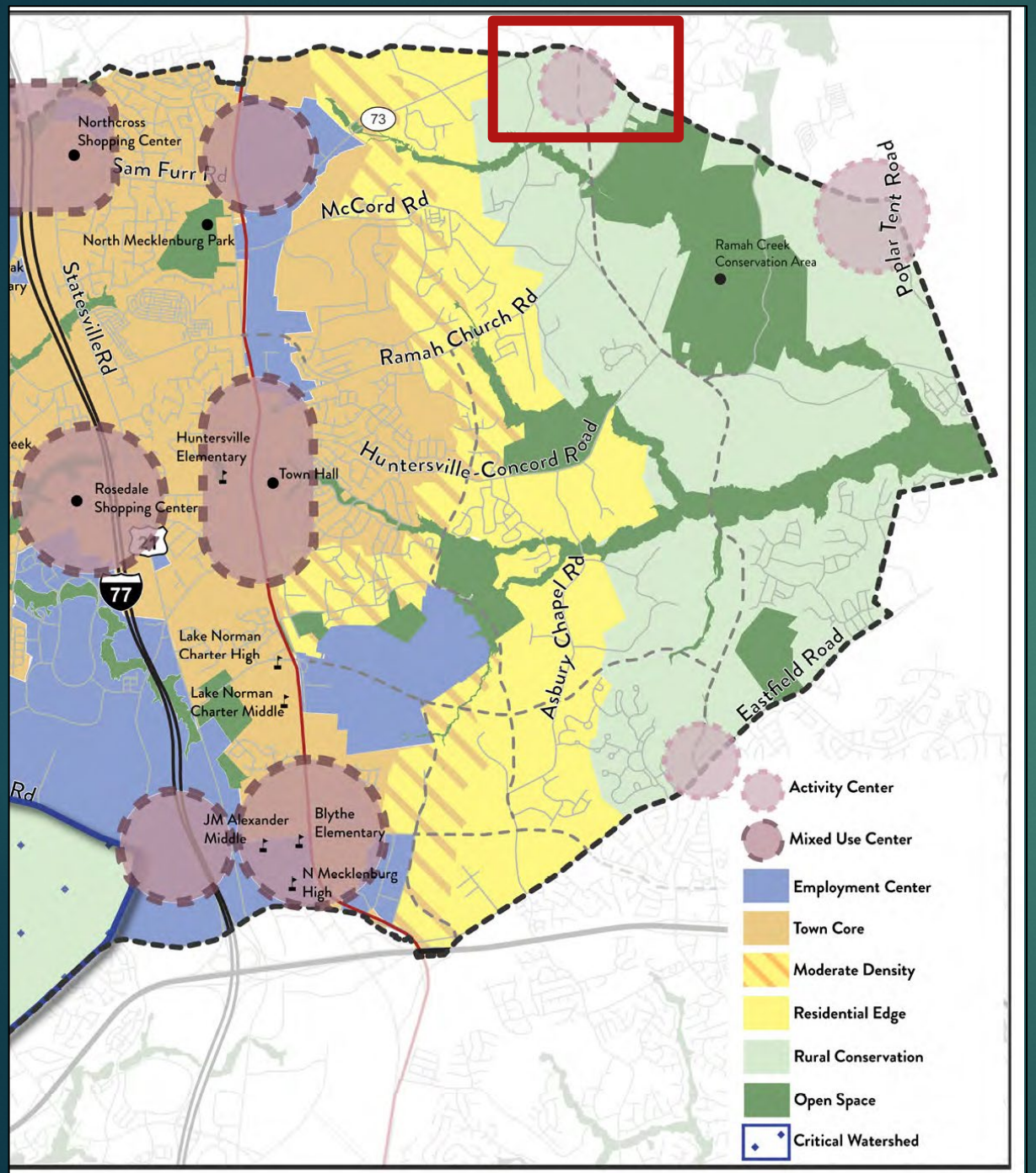
ColeJenest & Stone, P.A. 2020©

NORTH CREEK VILLAGE DEVELOPMENT

Development Team

Timeline

- Community Meeting: June 2, 2021
- Public Hearing: July 19, 2021
- Planning Board Meeting: July 27, 2021
- Town Board Meeting: August 16, 2021



North Creek Village is the continuation of Huntersville East

History: A conditional mixed use commercial rezoning for the grocery-anchored center and single-family portion was approved in 2009.

North Creek Village is located in an Activity Center

The 2040 Plan places Activity Centers at key intersections of major and minor thoroughfares to create walkable, connected communities at those locations.

Development should follow the approved plan for the area

2040 Community Plan

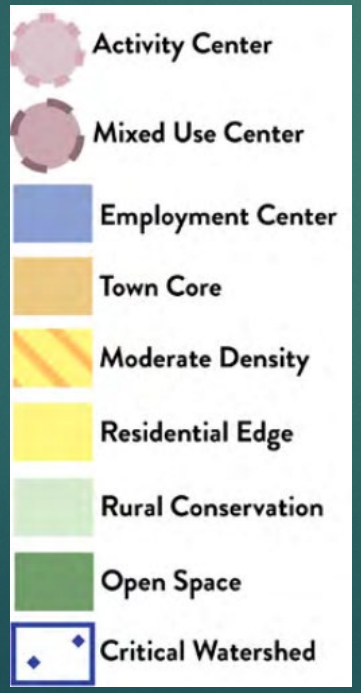
2040 COMMUNITY PLAN envisions an ACTIVITY CENTER for this area

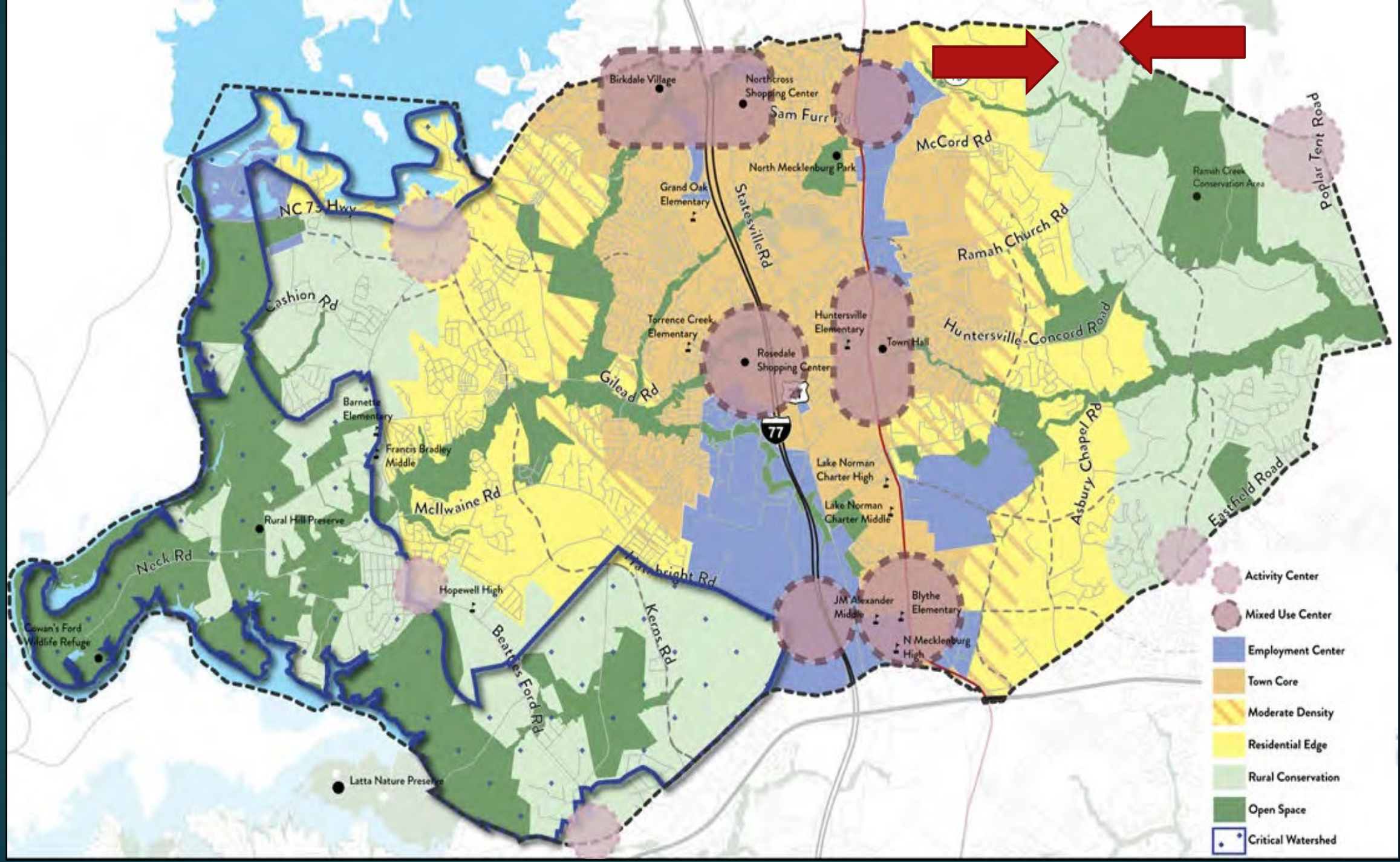
The goal of an ACTIVITY CENTER is to

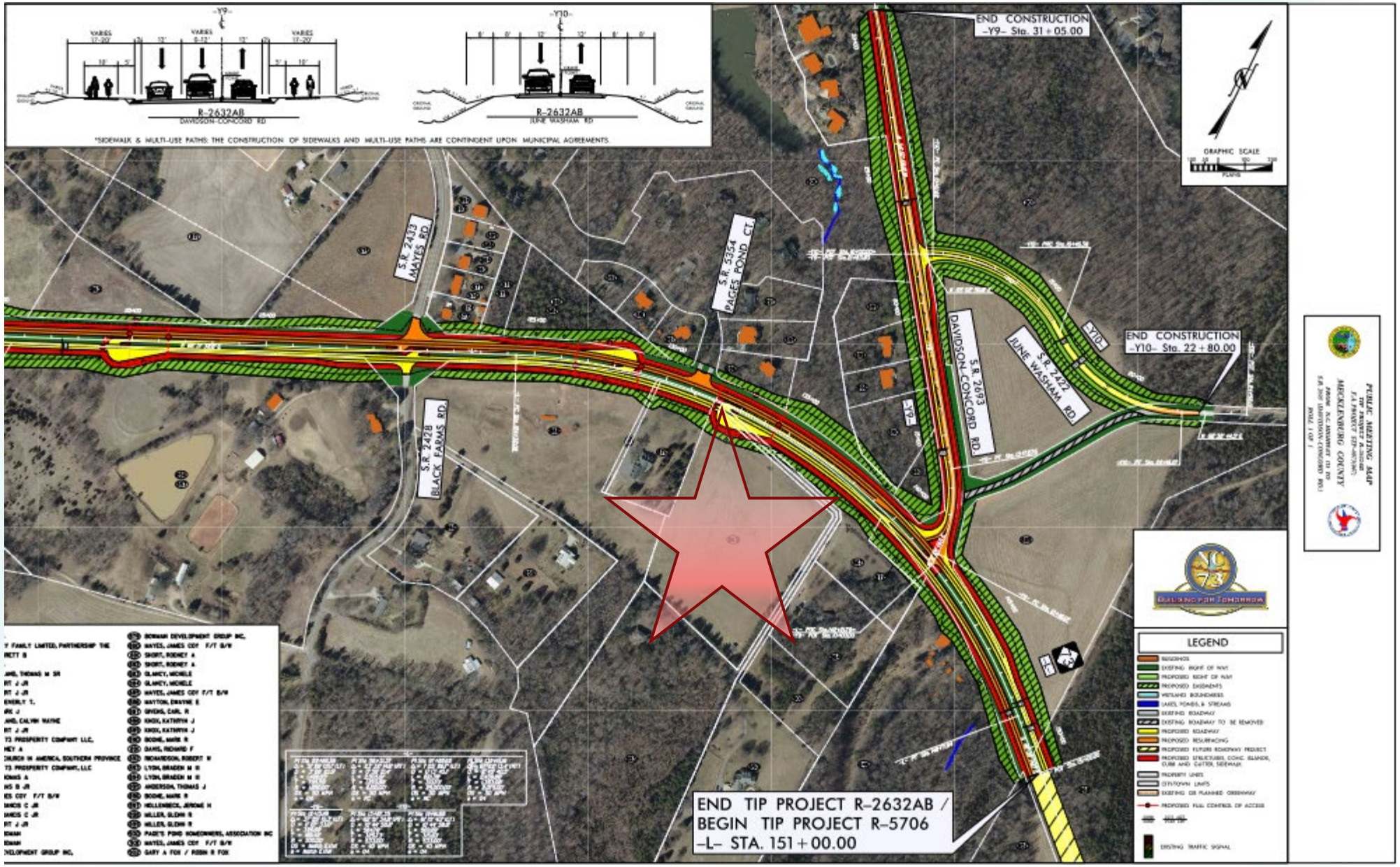
"Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses and housing"

Activity Centers

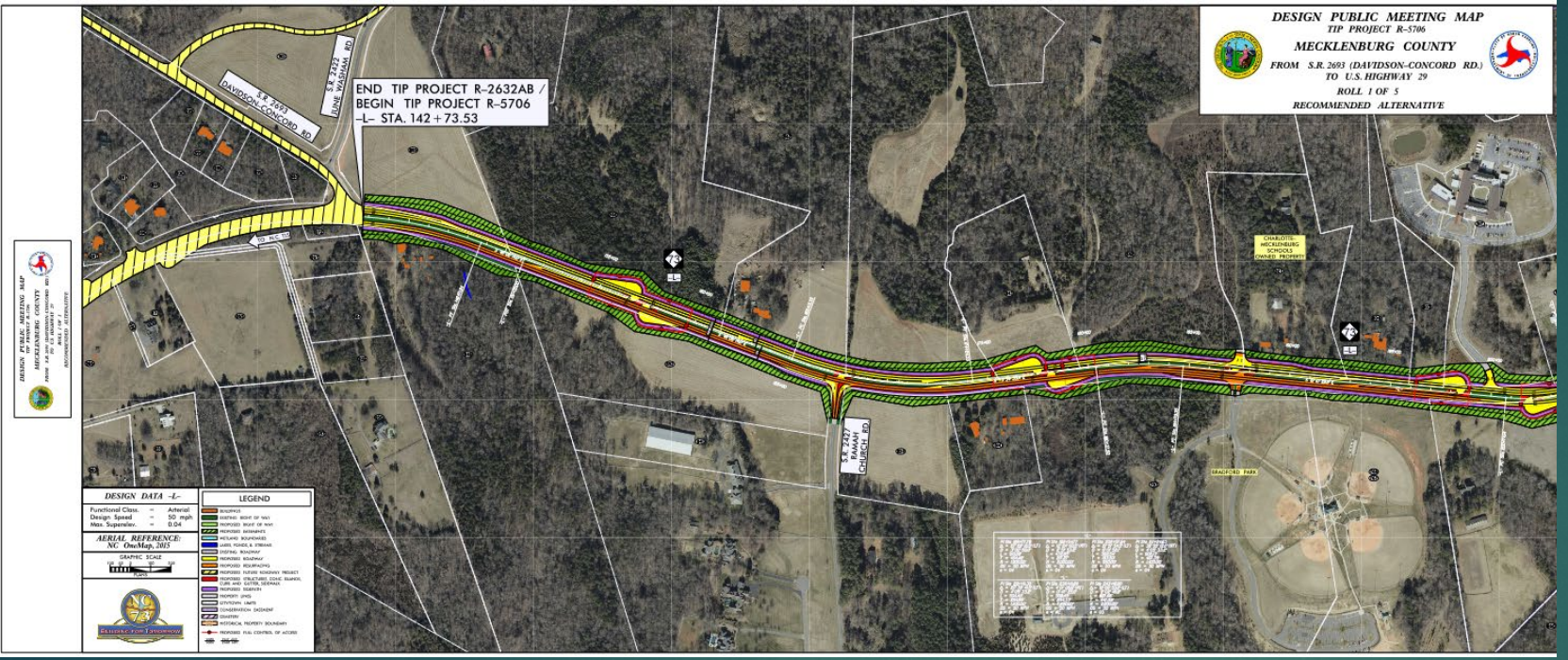
Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.

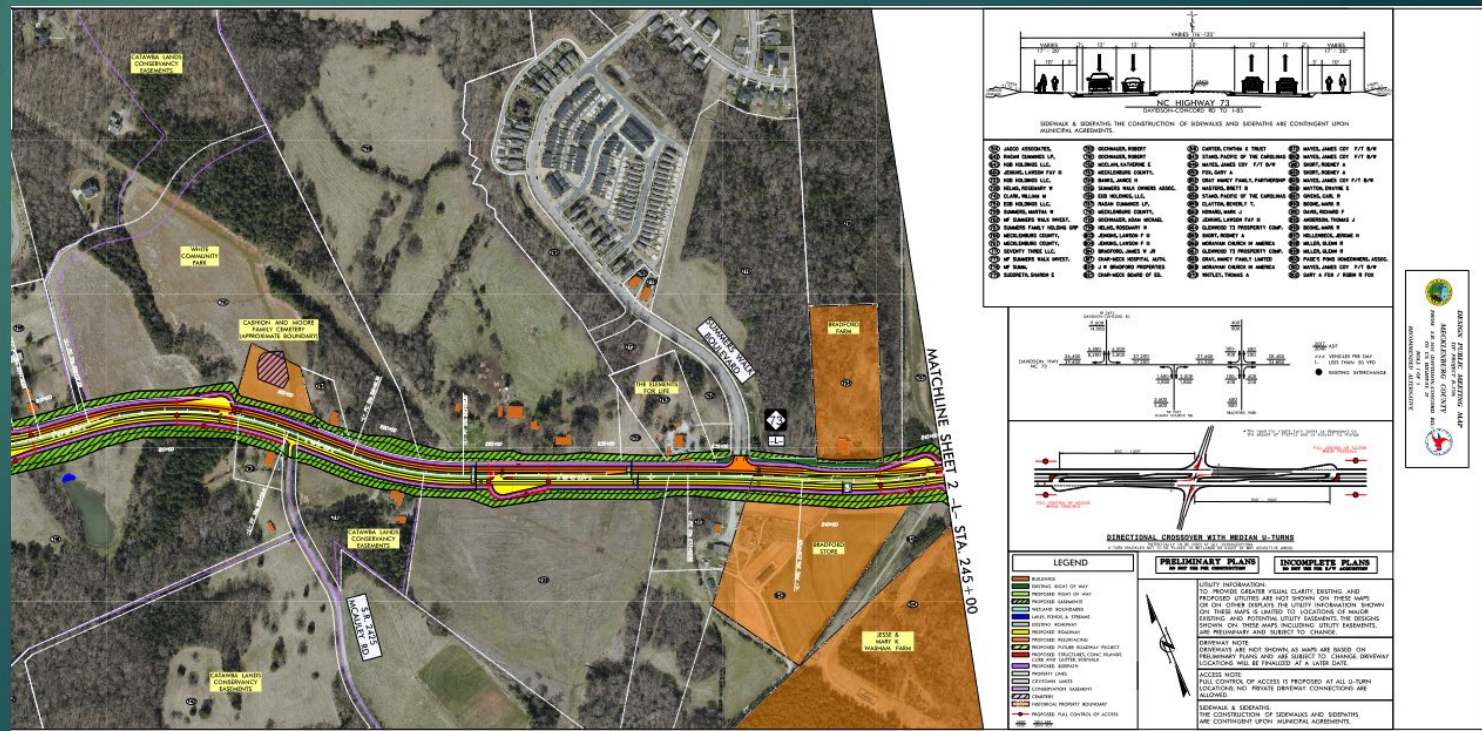


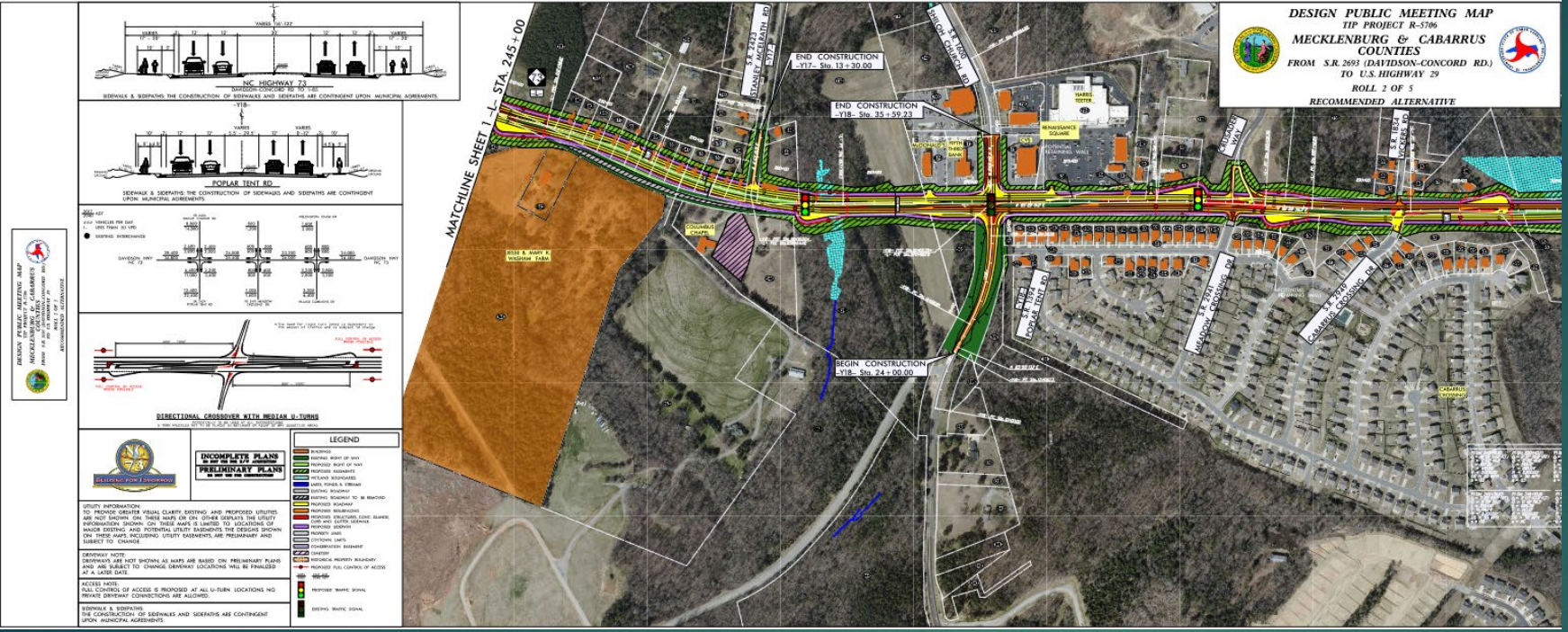

Birkdale Village
Northcross Shopping Center
Sam Furr Rd
McCord Rd
North Mecklenburg Park
Grand Oak Elementary
Statesville Rd
Ramah Creek Conservation Area
Poplar Tent Road
NC 73 Hwy
Ramah Church Rd
Cashion Rd
Torrence Creek Elementary
Huntersville Elementary
Town Hall
Rosedale Shopping Center
Huntersville-Concord Road
Gilead Rd
Barnette Elementary
Francis Bradley Middle
77
Lake Norman Charter High
Lake Norman Charter Middle
Asbury Chapel Rd
Eastfield Road
McIlwaine Rd
Rural Hill Preserve
Neck Rd
Hopewell High
Haverbright Rd
JM Alexander Middle
Blythe Elementary
N Mecklenburg High
Cowan's Ford Wildlife Refuge
Kerns Rd
Beatties Ford Rd
Latta Nature Preserve
Activity Center
Mixed Use Center
Employment Center
Town Core
Moderate Density
Residential Edge
Rural Conservation
Open Space
Critical Watershed



- NC 73 from Lincoln County to I-85
- Widen to multi-lane
- STIP 2025


DESIGN PUBLIC MEETING MAP
TIP PROJECT R-5706
MECKLENBURG COUNTY
FROM S.R. 2693 (DAVIDSON-CONCORD RD.)
TO U.S. HIGHWAY 29
ROLL 1 OF 5
RECOMMENDED ALTERNATIVE
END TIP PROJECT R-2632AB /
BEGIN TIP PROJECT R-5706
-L- STA. 142+73.53
S.R. 2693 DAVIDSON-CONCORD RD
S.R. 2422 JUNE WASHAM RD
S.R. 2427 RAMAH CHURCH RD
CHARLOTTE-MECKLENBURG SCHOOLS OWNED PROPERTY
BRADFORD PARK
DESIGN DATA -L-
Functional Class. = Arterial
Design Speed = 50 mph
Max. Superelev. = 0.04
AERIAL REFERENCE:
NC OneMap, 2015
GRAPHIC SCALE
LEGEND
RESIDENCE FOR TOMORROW


CATAWBA LANDS CONSERVANCY EASEMENTS
WHITE COMMUNITY PARK
CASHION AND MOORE FAMILY CEMETERY (APPROXIMATE BOUNDARY)
SUMMERS WALK BOULEVARD
THE SUMMERS FOR LIFE
BRADFORD FARM
BRADFORD STORE
JESSE & MARY K. WASHAM FARM
S.R. 2425 MCAULEY RD
MATCHLINE SHEET 2 -L- STA. 245+00
NC HIGHWAY 73
DAVIDSON-CONCORD RD TO I-85
SIDEWALK & SIDEPATHS: THE CONSTRUCTION OF SIDEWALKS AND SIDEPATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.
DIRECTIONAL CROSSOVER WITH MEDIAN U-TURNS
LEGEND
PRELIMINARY PLANS
INCOMPLETE PLANS
UTILITY INFORMATION:
TO PROVIDE GREATER VISUAL CLARITY, EXISTING AND PROPOSED UTILITIES ARE NOT SHOWN ON THESE MAPS OR ON OTHER DISPLAYS. THE UTILITY INFORMATION SHOWN ON THESE MAPS IS LIMITED TO LOCATIONS OF MAJOR EXISTING AND POTENTIAL UTILITY EASEMENTS. THE DESIGNS SHOWN ON THESE MAPS, INCLUDING UTILITY EASEMENTS, ARE PRELIMINARY AND SUBJECT TO CHANGE.
DRIVEWAY NOTE:
DRIVEWAYS ARE NOT SHOWN, AS MAPS ARE BASED ON PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE. DRIVEWAY LOCATIONS WILL BE FINALIZED AT A LATER DATE.
ACCESS NOTE:
FULL CONTROL OF ACCESS IS PROPOSED AT ALL U-TURN LOCATIONS. NO PRIVATE DRIVEWAY CONNECTIONS ARE ALLOWED.
SIDEWALK & SIDEPATHS:
THE CONSTRUCTION OF SIDEWALKS AND SIDEPATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.


DESIGN PUBLIC MEETING MAP
TIP PROJECT R-5706
MECKLENBURG & CABARRUS COUNTIES
FROM S.R. 2693 (DAVIDSON-CONCORD RD.) TO U.S. HIGHWAY 29
ROLL 2 OF 5
RECOMMENDED ALTERNATIVE
NC HIGHWAY 73
POPLAR TENT RD
DIRECTIONAL CROSSOVER WITH MEDIAN U-TURNS
INCOMPLETE PLANS
PRELIMINARY PLANS
LEGEND
MATCHLINE SHEET 1 -L- STA. 245+00
END CONSTRUCTION -Y17- Sta. 13+30.00
END CONSTRUCTION -Y18- Sta. 35+59.23
BEGIN CONSTRUCTION -Y18- Sta. 24+00.00
S.R. 1423 STANFIELD MCKEATHAN RD.
S.R. 1400 POPLAR TENT RD.
S.R. 1424 HARRIS TECHNOLOGY
S.R. 1424 HARRIS TECHNOLOGY
S.R. 1424 HARRIS TECHNOLOGY

NORTH CREEK MIXED USE - MASTERPLAN

COLEJENEST & STONE | 06.02.2020 | 4661

Susan Irvin
Irvin Law Group
susan@irvinlawgroup.com
704-896-0820

Steve Vinson
Magnolia Development Company
svinson@magnoliadevco.com
919-414-6721

Activity Node/Center

Appropriate Zoning:

Highway Commercial (HC) for front commercial property and
Traditional Neighborhood Design (TND)– U for back residential property

HC- The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment

TND- Traditional Neighborhood Developments (TNDs) offer a mixture of housing types and prices, prominently sited civic or community building(s), and stores/offices/workplaces to provide a balanced mix of activities

Policy Lu-1: Encourage a development pattern that follows the Future Land Use Map

Land Use Map designates this area as an Activity Center Land Use

Encouraged in Activity Centers:

TND , Live-Work Units, Apartments and Condos (if contextually appropriate), Attached (townhomes, duplex, triplex),Detached

Policy LU-6: Support a mix of land uses in key locations.

LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

Policy LU-8: Emphasize form and flexibility in Mixed Use Centers, Employment Centers, the Town Core and Activity Centers.

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: North Creek Mixed Use

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 376 Multi-family units, 71 single family attached and 82 single family detached, under proposed zoning HC (CD) and TND-R (CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.1225 (376 multi-family) = 46
0.1812 (71 single family attached) = 13
0.5118 (82 single family detached) = 42

This development may add 101 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	45	**135%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	24	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	32	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $3,826,000; calculated as follows:

Elementary School: **45** x $34,000 = $1,530,000
Middle School: **24** x $37,000 = $888,000
High School: **32** x $44,000 = $1,408,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

R21-06 North Creek Village (3rd Submittal)

17.71 acres
87 units
4.91 units / acre

17.34 acres
303 units
17.47 units / acre

27.87 acres
75 units
2.69 units / acre

12.28 acres
34 units
2.77 units / acre

16.96 acres
38 units
2.24 units / acre

20.78 acres
33 units
1.59 units / acre

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jack Simoneau, Director

Date: September 20, 2021

Subject: Petition #R21-11 - 10695 Hambright Road

EXPLAIN REQUEST:
Conduct public hearing on Petition #R21-11 a request by Trinity Capital Acquisitions, LLC and Mike Clapp to rezone 23.14 acres from SP-CD to CB-CD at 10695 Hambright Road (Parcel 01740104).

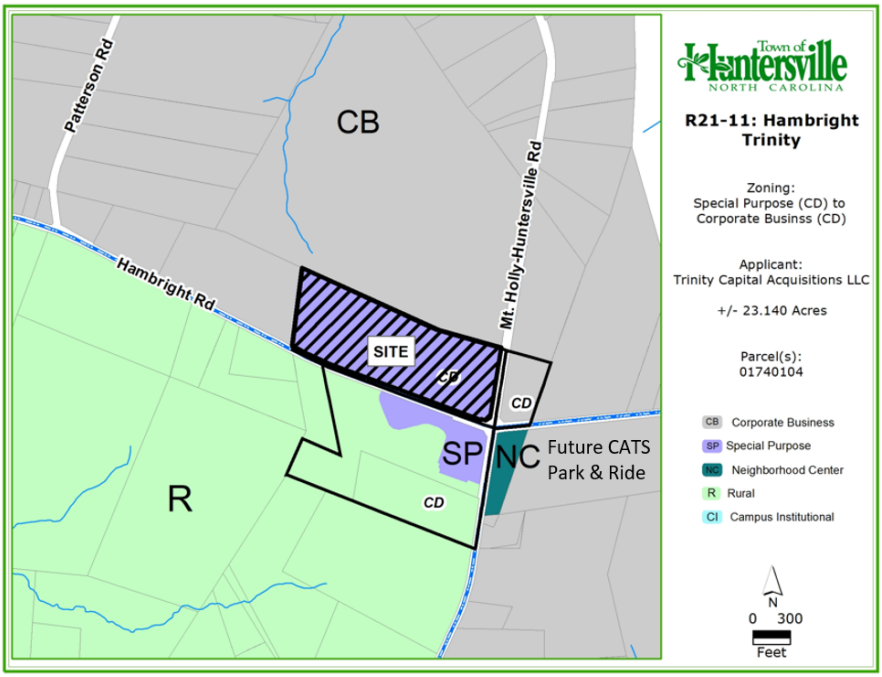
ACTION RECOMMENDED:
Conduct Public Hearing

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. R21-11 Trinity 9-20-21 PH
2. Conditional_Rezoning_Application
3. 2021.08.26--Re-Zoning_1st_Submittal_Planset
4. Development Notes 9.1.21 (002)
5. HAMBRIGHT A201 Elevations (1)
6. List of Adjacent Property Owners 8-24-21 (003)
7. Community Meeting Minutes Final

Petition R 21-11: Trinity Capital Acquisition & Mike Clapp

PART 1: PROJECT SUMMARY



Applicant: Trinity Capital Acquisition & Mike Clapp

Property Owners: See application attached in the agenda packet.

Property Address: 10695 Hambright Road

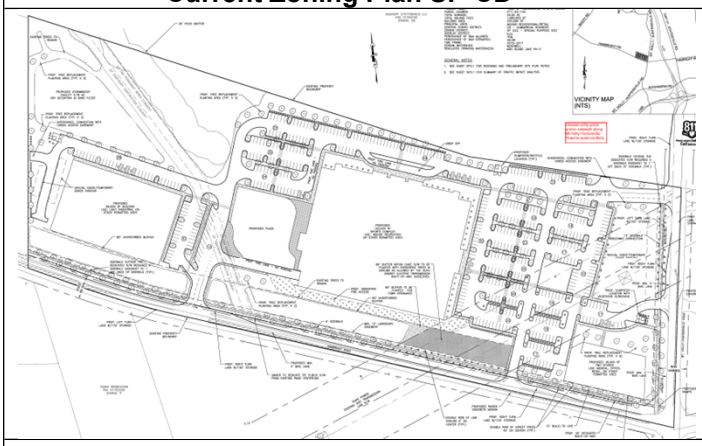
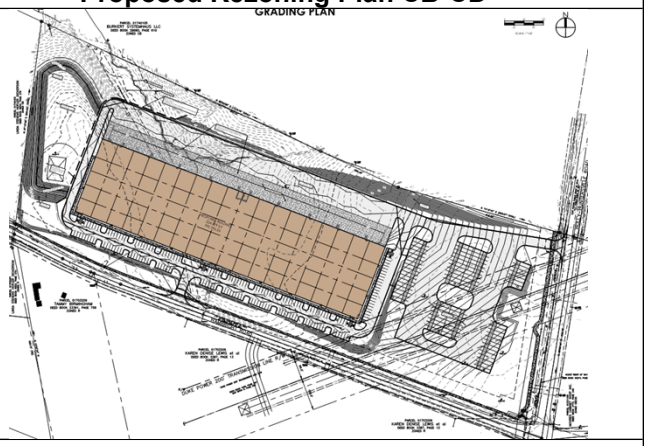
Project Size: 23.14 Acres

Parcel Number: 01740104

Existing Zoning: Special Purpose-CD

Proposed Zoning: Corporate Business Conditional District (CB-CD)

1. Petition #R21-11 is a request by Trinity Capital Acquisition & Mike Clapp to rezone 23.14 acres at 10695 Hambright Road from SP-CD (Huntersville Sports Village, R-16-08) to CB-CD (Corporate Business-Conditional District).
2. The purpose of the conditional district rezoning application is to seek changes to the existing SP-CD zoning (R 16-08 approved 2-6-2017). A summary of the existing and proposed zoning is provided below.

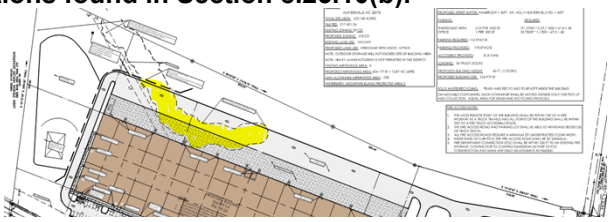
Current Zoning Plan SP-CD	Proposed Rezoning Plan CB-CD
	
• Indoor/outdoor recreation & all CB uses • 225,000 sq. ft. building	• Warehouse with associated office (CB uses) • Under 200,000 sq. ft. building • Parking lot 40' setback **modification** on Hambright Rd. (**Not needed if TA 21-10 is approved**) • Impact to SWIM buffer draining under 50 acres (**requires approval of TA 21-13 & mitigation**)

3. Adjoining zoning and land uses:
   North: CB; Burkert Systems
   South: SP-CD & R-CD; Vacant but approved for outdoor/indoor recreation
   East: CB-CD; contractors office/storage, auto inspections
   West: CB; Vacant now; R21-10 Rezoning, North Chase at the Park (industrial/warehouse/flex space)

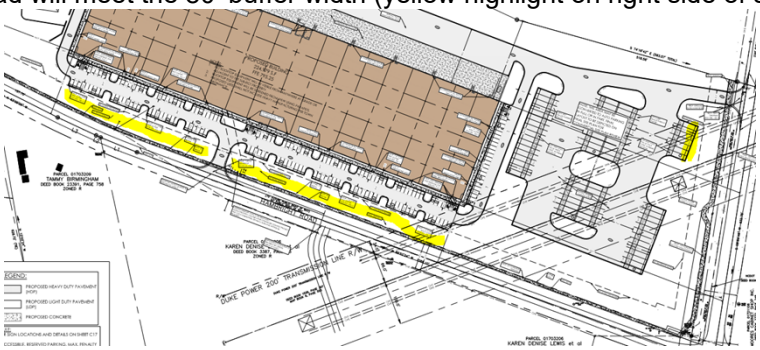
4. A neighborhood meeting for this application was held virtually on Wednesday, September 8, 2021. An invitation list and meeting summary is included in the agenda packet.
5. Jack Simoneau of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

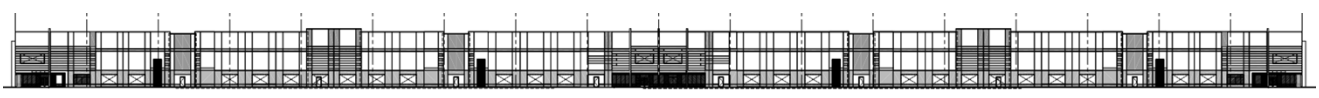
PART 2: REZONING/SITE PLAN ISSUES

1. The applicant is requesting a modification to impact the SWIM buffer (highlight below) located in the PA-2 Mountain Island Lake Overlay Zone. That modification is contingent on TA 21-13 being approved (action scheduled October 16). **Staff supports the modification if TA 21-13 is approved which also requires mitigation using 1 of 9 options found in Section 8.25.10(b).**



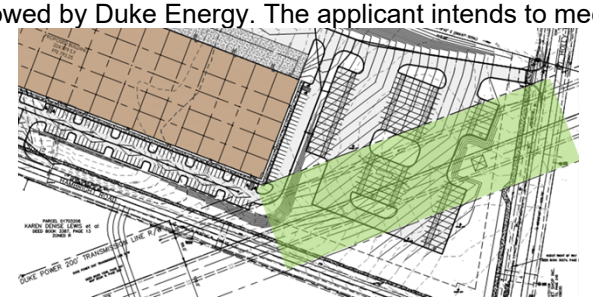
2. The applicant is requesting a modification of the buffer width on Hambight Rd. **Staff supports the buffer width modification on Hambright Road as it will comply with proposed text amendment TA 21-10 (action scheduled September 20).** The applicant will modify the plan such that all trailer parking on Mount Holly-Huntersville Road will meet the 80' buffer width (yellow highlight on right side of site plan)





1 FRONT ELEVATION

3. Along Hambright Road a 10'wide bike sidepath is recommended per the adopted Huntersville Bile Plan.
4. Staff recommends evergreen shrubs planted in the power line easement highlighted below (between the street and parking area) are staggered in such a way as to maximize screening and be the type of plants to reach a maximum height allowed by Duke Energy. The applicant intends to meet that recommendation



5. Street trees shall be large maturing trees except under power lines where they shall be small maturing trees.
6. The proposed development will comply with the approved conditional rezoning plan and all other applicable Zoning Ordinance standards.

PART 3: TRANSPORTATION ISSUES

A Traffic Impact Analysis (TIA) determination form was submitted for warehouse only and the trip generation was under the threshold to prepare a TIA. **Huntersville Engineering staff is requesting clarification of the intended use as it appears similar to other recent projects that have been designated as flex space, not warehouse. The use classification is critical as flex space generates more traffic than a warehouse.**

The modification note below indicates the applicants want to defer to NCDOT requirements at the time of construction permit.

"Modification to allow off-site street improvements as required by NCDOT to be approved prior to the issuance of the construction building permit. This would permit the improvements to tie into other improvements that are being required as part of the development of nearby parcels."

Please note that TA 21-12 is an amendment to the Traffic Impact Analysis. The public hearing will be held October 4, 2021 and action is tentatively scheduled for November 1, 2021. The proposed amendment has 2 options:

1. Increase the TIA threshold to 150 or more peak hour trips or 1,500 or more daily trips. *NOTE: If this option is approved, it could affect if a Traffic Impact Analysis would be required.*
2. Repeal the TIA ordinance and defer to NCDOT requirements. *NOTE: This option is consistent with the applicant's TIA modification note above.*

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy LU 1.1 –** *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* STAFF COMMENT: The application proposed includes office, light industrial, warehousing, and distribution uses in the appropriate Employment Center character area of the 2040 plan. This area is intended to accommodate such employment generating uses. Please see the Employment Center description below on page 4.

- **Policy LU 5.1 –** *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The location of the proposed development is appropriately located adjacent to two thoroughfares and .4 miles from Interstate 77.
- **Policy LU 7.1 -** Require new development to adhere to the following design principles: In defined employment centers some flexibility in the form-based design principles is allowed including: Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates. STAFF COMMENT: The rezoning application is located in an identified employment center and is seeking flexibility from the fronting public street buffer requirement.
- **Economic Development Goal –** *Maintain or exceed the current percentage of tax revenue from non-residential uses.* STAFF COMMENT: The large commercial development would add to the Town's commercial tax base.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

   STAFF COMMENTS:

   - The proposal would rezone the property from Special Purpose Conditional District to Corporate Business Conditional District (CB-CD). The main purpose of the rezoning is to modify the 80 foot buffer requirements and allow the SWIM buffer to be modified. Therefore the underlying zoning category and uses proposed would not change. The uses proposed are consistent with existing and surrounding development.
   - The proposed development is surrounded by other Corporate Business and commercial zoning.
   - Buffers and visual separation between uses can also assist in making uses blend in with the character of existing development. The proposed application proposes to establish modified forms of the required buffers along the adjacent thoroughfares.
   - Considering the information above, staff finds the proposal is consistent with the overall character of existing development in the immediate vicinity of the subject properties.

2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.

   STAFF COMMENT:

   - In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.

- Staff has no additional findings indicating there would be inadequate public facilities to service the intended development. The concept plan for storm water drainage systems are currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.

3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."

STAFF COMMENT:

- See Part 2 above relating to the environmental impact of the SWIM buffer in the Mountain Island Lake Overlay zone. If TA 21-13 is approved, any impacts would have to be mitigated. Otherwise, staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the proposal.

PART 5: PUBLIC HEARING

Scheduled September 20, 2021

PART 6: STAFF RECOMMENDATION

Provided miscellaneous staff site plan comments are addressed (i.e. bike sidepath, street tree planting, etc.), **staff supports** the proposed rezoning including:

1. Modification of the 80' front buffer down to 40' on Hambright Road along the building frontage.
2. Modification to allow impact of the SWIM buffer in the Mountain Island Lake Overlay Zone subject to approval of TA 21-13 and required buffer mitigation being met.

Please note Huntersville Engineering is requesting clarification of the intended use as it appears similar to other recent projects that have been designated as flex space, not warehouse. The use classification is critical as flex space generates more traffic than a warehouse.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for September 28, 2021.

ATTACHMENTS:

1. Application
2. Rezoning plan
3. Development notes
4. Elevations
5. Neighborhood meeting invitees
6. Neighborhood meeting minutes

Town of Huntersville
NORTH CAROLINA

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☒ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to Original Project # _____
- ☐ Other _____

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ☐ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 08/10/2021

Name of Project Hambright Industrial Phase # (if subdivision) N/A

Project Address 10695 Hambright Road

Parcel Identification Number(s) (PIN) 01740104

Current Zoning District Special Purpose (CD) Proposed District (for rezoning only) Corporate Business (CD)

Property Size (acres) 23 Street Frontage (feet) Approx. 1600

Current Land Use Special Purpose

Proposed Land Use(s) Industrial

Is the project within Huntersville's corporate limits?
Yes X No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
Rezone the property to corporate business (CD) to allow for parcel to utilize the current text amendments for both SWIM buffer and landscape buffer.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Trinity Capital Acquisitions LLC Phone 704-295-0455

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:

☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Printed Name: Sherrie Chaffin

Title Director of Development Email sls@trinitycapitaladvisors.com

Address of Applicant 440 S. Church Street Suite 800 Charlotte, NC 28202

7. Property Owner (if different than applicant)

* Printed Name MICHAEL S. CLAPP

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:

Signature _____ Date 8/12/2021

Title MANAGER, OWNER Email msclapp6@yahoo.com

Address of Property Owner 18635 STARCREEK DR UNIT F CORNELIUS NC 28031

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. If additional space is needed for signatures, **attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

DNA Wolverine	Chris Fleck	704-494-9776	chris@dnawolverine.com
Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

TCA - HAMBRIGHT INDUSTRIAL

TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

REZONING SUBMITTAL EPM # TBD

VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

ADDRESS: 10695 HAMBRIGHT RD,
HUNTERSVILLE, NC 28078

TOTAL SITE AREA: ±23.140 ACRES

TAX PID: 017-401-04

EXISTING ZONING: SP-CD

PROPOSED ZONING: CB-CD

EXISTING LAND USE: VACANT

PROPOSED LAND USE: WAREHOUSE WITH ASSOC. OFFICE

NOTE: OUTDOOR STORAGE WILL NOT EXCEED 25% OF BUILDING AREA

NOTE: HEAVY MANUFACTURING IS NOT PERMITTED IN THIS DISTRICT

EXISTING IMPERVIOUS AREA: 0

PROPOSED IMPERVIOUS AREA: 604,177 SF = 13.87 AC (60%)

MAX ALLOWABLE IMPERVIOUS AREA: 70%

WATERSHED: MOUNTAIN ISLAND PROTECTED AREA 2

PROPOSED BUILDING SETBACKS: FRONT = 40FT, SIDE = 0 FT, REAR = 0 FT

PROPOSED STREET BUFFER: HAMBRIGHT = 40FT MT. HOLLY-HUNTERSVILLE RD. = 40FT

PARKING:		REQUIRED
WAREHOUSE AREA	0.25 PER 1000 SF	191,229SF * 0.25 / 1000 = 47.8 = 48
OFFICE	1 PER 500 SF	33,750SF * 1 / 500 = 67.5 = 68

PARKING REQUIRED: 116 SPACES

PARKING PROVIDED: 178 SPACES

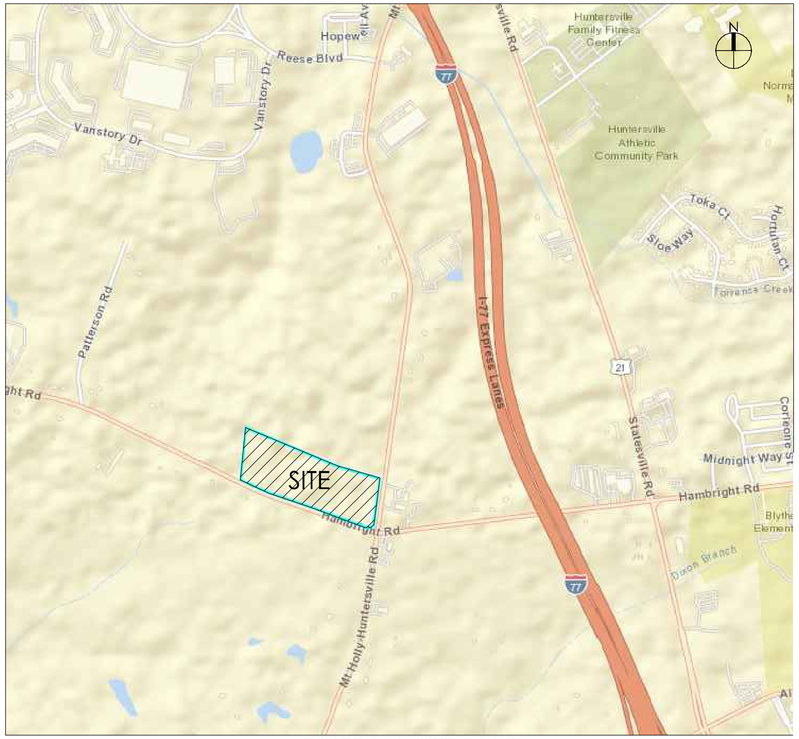
ACCESSIBLE PROVIDED: 8 (4 VAN)

LOADING: 56 TRUCK DOCKS

PROPOSED BUILDING HEIGHT: 45 FT. (1 STORY)

PROPOSED BUILDING SIZE: 224,979 SF

SOLID WASTE/RECYCLING: TRASH AND RECYCLING TO BE KEPT INSIDE THE BUILDING ON MOVABLE CONTAINERS. EACH CONTAINER SHALL BE MOVED OUTSIDE ONLY FOR PICK UP AND COLLECTION. EQUAL AREA FOR TRASH AND RECYCLING PROVIDED.



OVERALL SITE MAP
NOT TO SCALE

NOTES:

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS.
3. SIGNS SHOWN ARE FOR APPROXIMATE LOCATION ONLY. ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY BY THE TOWN OF HUNTERSVILLE.
4. STORMWATER MANAGEMENT SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS UNLESS NOTED OTHERWISE.
5. SOIL EROSION CONTROL SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS UNLESS NOTED OTHERWISE.
6. LANDSCAPING SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS UNLESS NOTED OTHERWISE.
7. LIGHTING SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS.
8. PROPOSED WATER AND SEWER SHALL BE PER CHARLOTTE WATER STANDARDS AS APPLICABLE.
9. EXISTING SANITARY SEWER MAIN TO BE RELOCATED ALONG PROPERTY LINE AS APPROVED BY CLT-W.
10. ROAD IMPROVEMENTS ON HAMBRIGHT ROAD AS REQUIRED BY NCDOT TO ACCOMODATE PROPOSED DRIVEWAY.
11. ROAD IMPROVEMENTS ON MT. HOLLY-HUNTERSVILLE ROAD AS REQUIRED BY NCDOT TO ACCOMODATE PROPOSED DRIVEWAY.
12. ONSITE STREAMS AND WETLANDS IMPACTED VIA APPLICABLE 401 & 404 PERMITS AND MITIGATED ACCORDINGLY PER USACE & DWR STANDARDS.
13. SITE DEVELOPMENT INCLUDES MODIFICATION OF MOUNTAIN ISLAND PA-2 WATERSHED BUFFER TO ACCOMMODATE PROPOSED DISTURBED AREA.

Know what's below. Call before you dig. 811

NORTH CAROLINA PROFESSIONAL SEAL 034556 ENGINEER CHRISTOPHER M. FLECK
8/06/2021

SHEET INDEX

SHEET NO.	SHEET NAME
RZ-1	COVER SHEET
RZ-2	EXISTING CONDITIONS
RZ-3	SITE PLAN
RZ-4	GRADING PLAN
RZ-5	LANDSCAPING PLAN

APPLICANT:
TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH ST, STE 800
CHARLOTTE, NC 28202
CONTACT: SHERRIE CHAFFIN
PHONE: 704.400.1348
EMAIL: sls@trinitycapitaladvisors.com

PROPERTY OWNER:
SPORTS VILLAGE LAND GROUP LLC
18635 STARCREEK DR.
UNIT F
CORNELIUS NC 28031
CONTACT: MICHAEL S. CLAPP MANAGER/OWNER
EMAIL: MSCLAPP6@YAHOO.COM

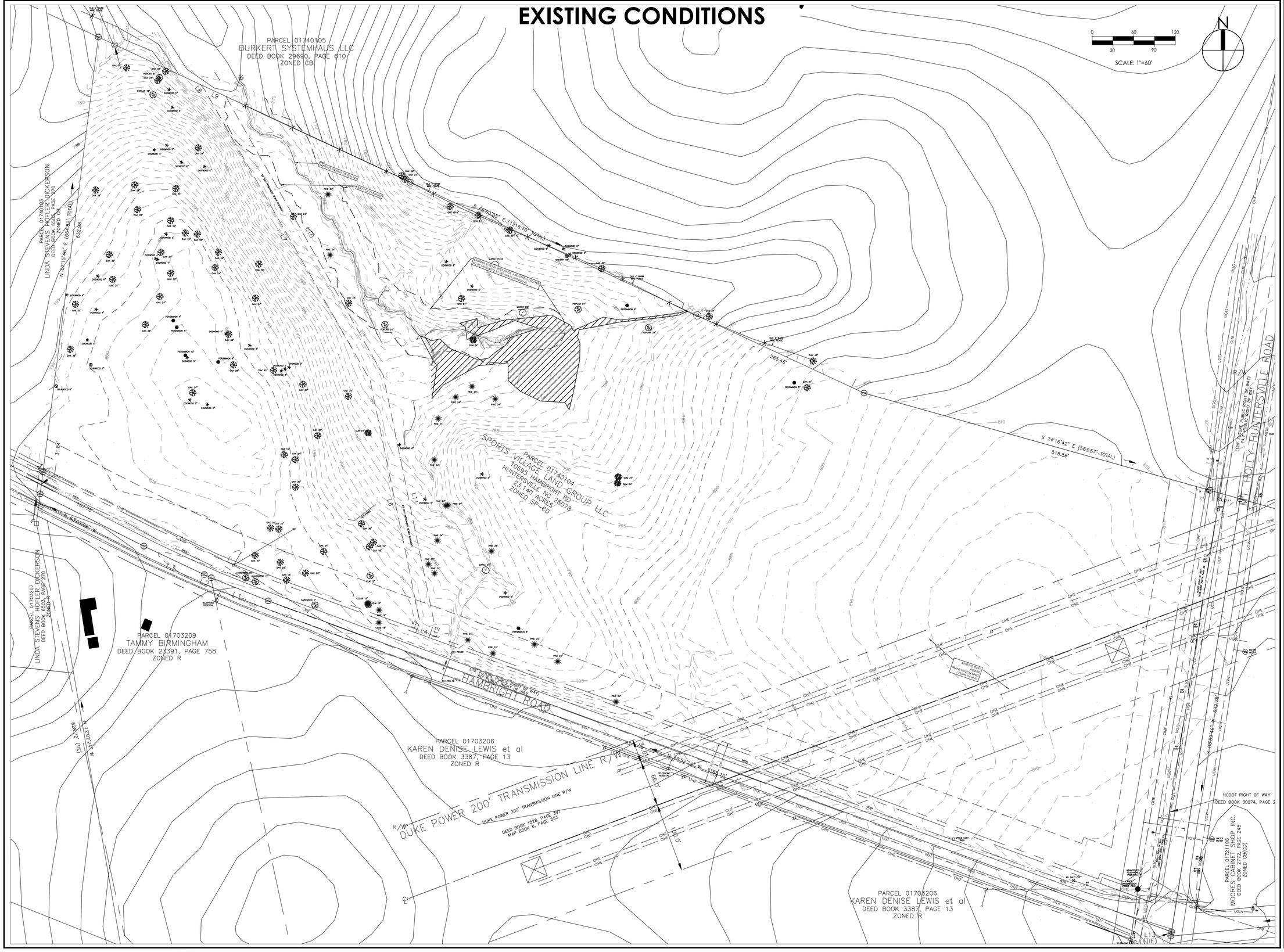
ARCHITECT:
MERRIMAN SCHMITT ARCHITECTS
605 LEXINGTON AVE, SUITE 300
CHARLOTTE, NC 28203
CONTACT: STEVE SCHMITT, AIA
PHONE: 704-295-7743
EMAIL: sschmitt@msacharlotte.com

CIVIL ENGINEER: (NCBELS #P-1223)
D&A WOLVERINE PLLC
6120 BROOKSHIRE BLVD. UNIT R
CHARLOTTE, NC 28216
CONTACT: CHRISTOPHER FLECK, PE
PHONE: 704.494.9776
EMAIL: chris@dnawolverine.com
www.dnawolverine.com

DATE	BY	REVISION
08/06/2021	FLG	REZONING SUBMITTAL

PROJECT #:	DATE:	SHEET:
212006	08/06/2021	RZ-1

EXISTING CONDITIONS



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SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 034556 ENGINEER CHRISTOPHER M. FLECK

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8/6/2021

TRINITY CAPITAL

TCA - HAMBRIGHT INDUSTRIAL REZONING SUBMITTAL

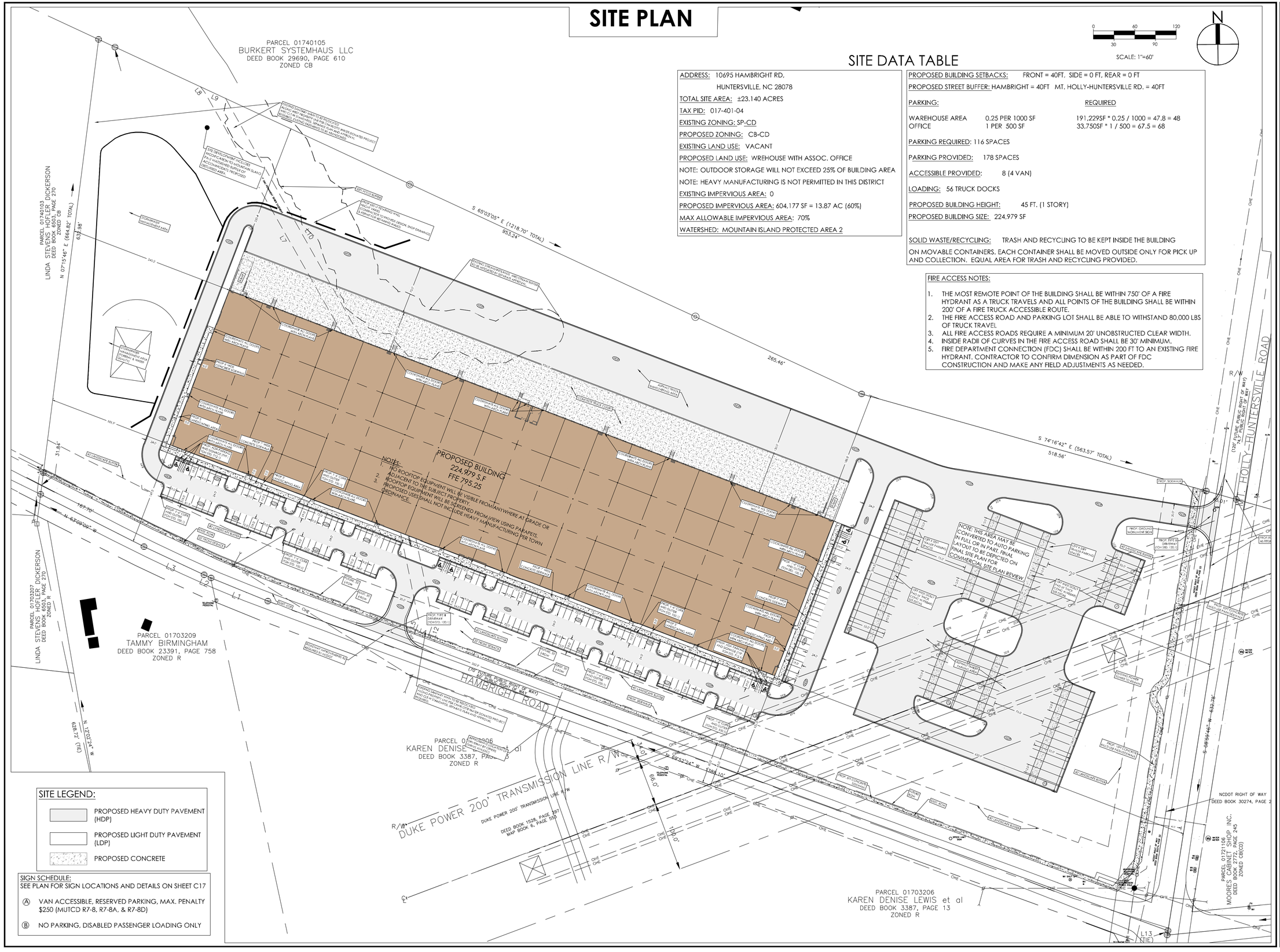
TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH STREET, SUITE 800
CHARLOTTE, NC 28202

EXISTING CONDITIONS

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006		DRAWN BY:	FLG
		CHECKED BY:	GLC
DATE: 08/06/2021		APPROVED BY:	CMF
SCALE: 1"=60'		SHEET:	RZ-2

SITE PLAN



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TOTAL SITE AREA:	±23.140 ACRES
TAX PID:	017-401-04
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PROPOSED ZONING:	CB-CD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	WREHOUSE WITH ASSOC. OFFICE
NOTE:	OUTDOOR STORAGE WILL NOT EXCEED 25% OF BUILDING AREA
NOTE:	HEAVY MANUFACTURING IS NOT PERMITTED IN THIS DISTRICT
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MAX ALLOWABLE IMPERVIOUS AREA:	70%
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PROPOSED BUILDING SETBACKS:	FRONT = 40FT, SIDE = 0 FT, REAR = 0 FT
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WAREHOUSE AREA	0.25 PER 1000 SF	191,229SF * 0.25 / 1000 = 47.8 = 48
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LOADING: 56 TRUCK DOCKS

PROPOSED BUILDING HEIGHT: 45 FT. (1 STORY)

PROPOSED BUILDING SIZE: 224,979 SF

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FIRE ACCESS NOTES:

1. THE MOST REMOTE POINT OF THE BUILDING SHALL BE WITHIN 750' OF A FIRE HYDRANT AS A TRUCK TRAVELS AND ALL POINTS OF THE BUILDING SHALL BE WITHIN 200' OF A FIRE TRUCK ACCESSIBLE ROUTE.
2. THE FIRE ACCESS ROAD AND PARKING LOT SHALL BE ABLE TO WITHSTAND 80,000 LBS OF TRUCK TRAVEL
3. ALL FIRE ACCESS ROADS REQUIRE A MINIMUM 20' UNOBSTRUCTED CLEAR WIDTH.
4. INSIDE RADII OF CURVES IN THE FIRE ACCESS ROAD SHALL BE 30' MINIMUM.
5. FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WITHIN 200 FT TO AN EXISTING FIRE HYDRANT. CONTRACTOR TO CONFIRM DIMENSION AS PART OF FDC CONSTRUCTION AND MAKE ANY FIELD ADJUSTMENTS AS NEEDED.

SCALE: 1"=60'

SITE LEGEND:

- PROPOSED HEAVY DUTY PAVEMENT (HDP)
- PROPOSED LIGHT DUTY PAVEMENT (LDP)
- PROPOSED CONCRETE

SIGN SCHEDULE:
SEE PLAN FOR SIGN LOCATIONS AND DETAILS ON SHEET C17

Ⓐ VAN ACCESSIBLE, RESERVED PARKING, MAX. PENALTY $250 (MUTCD R7-8, R7-8A, & R7-8D)

Ⓑ NO PARKING, DISABLED PASSENGER LOADING ONLY

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SEAL:

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TRINITY CAPITAL

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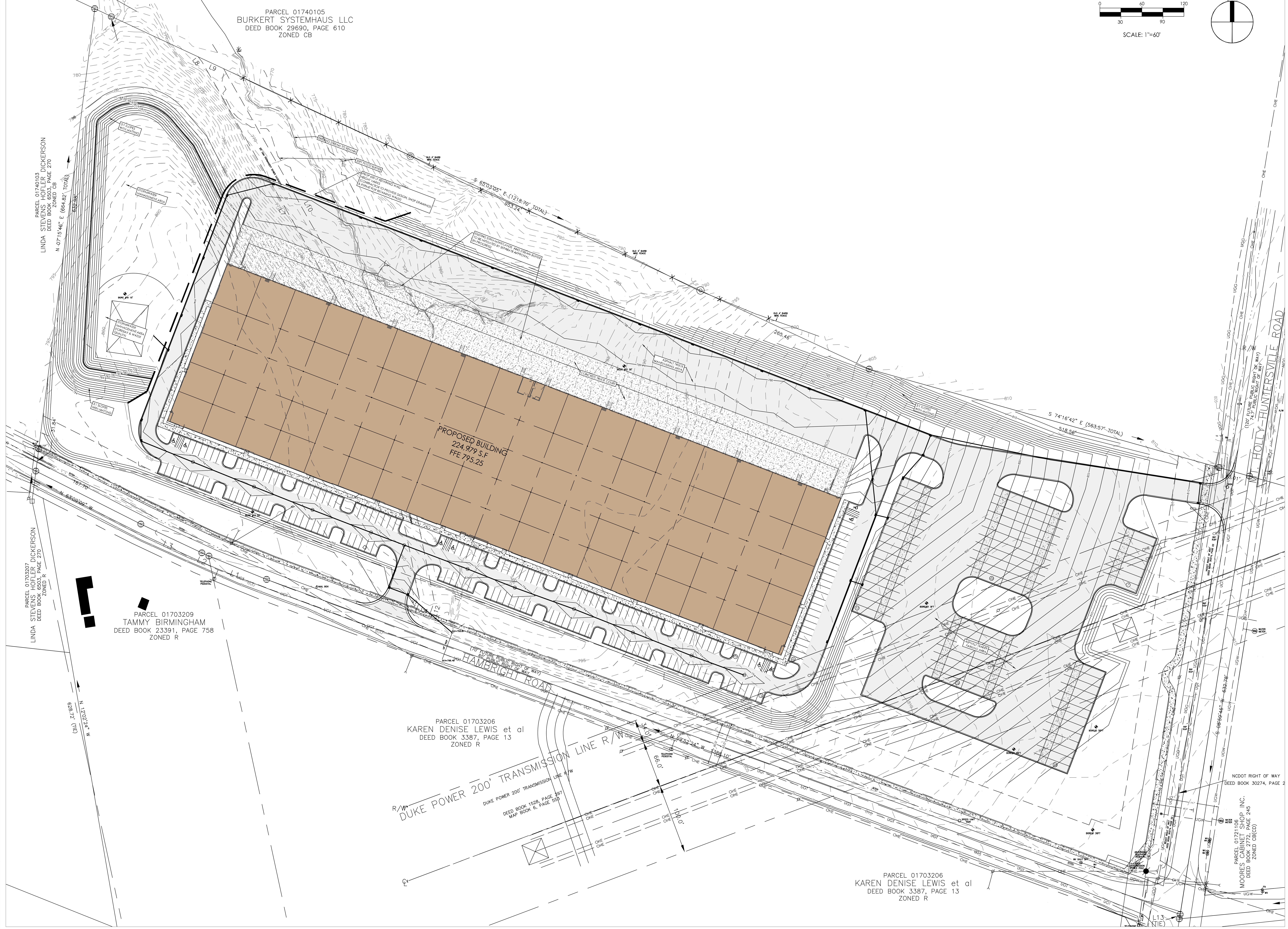
CHARLOTTE, NC 28202

SITE PLAN

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #:	212006	DRAWN BY:	FLG
		CHECKED BY:	GLC
DATE:	08/06/2021	APPROVED BY:	CMF
SCALE:	1"=60'	SHEET:	RZ-3

GRADING PLAN



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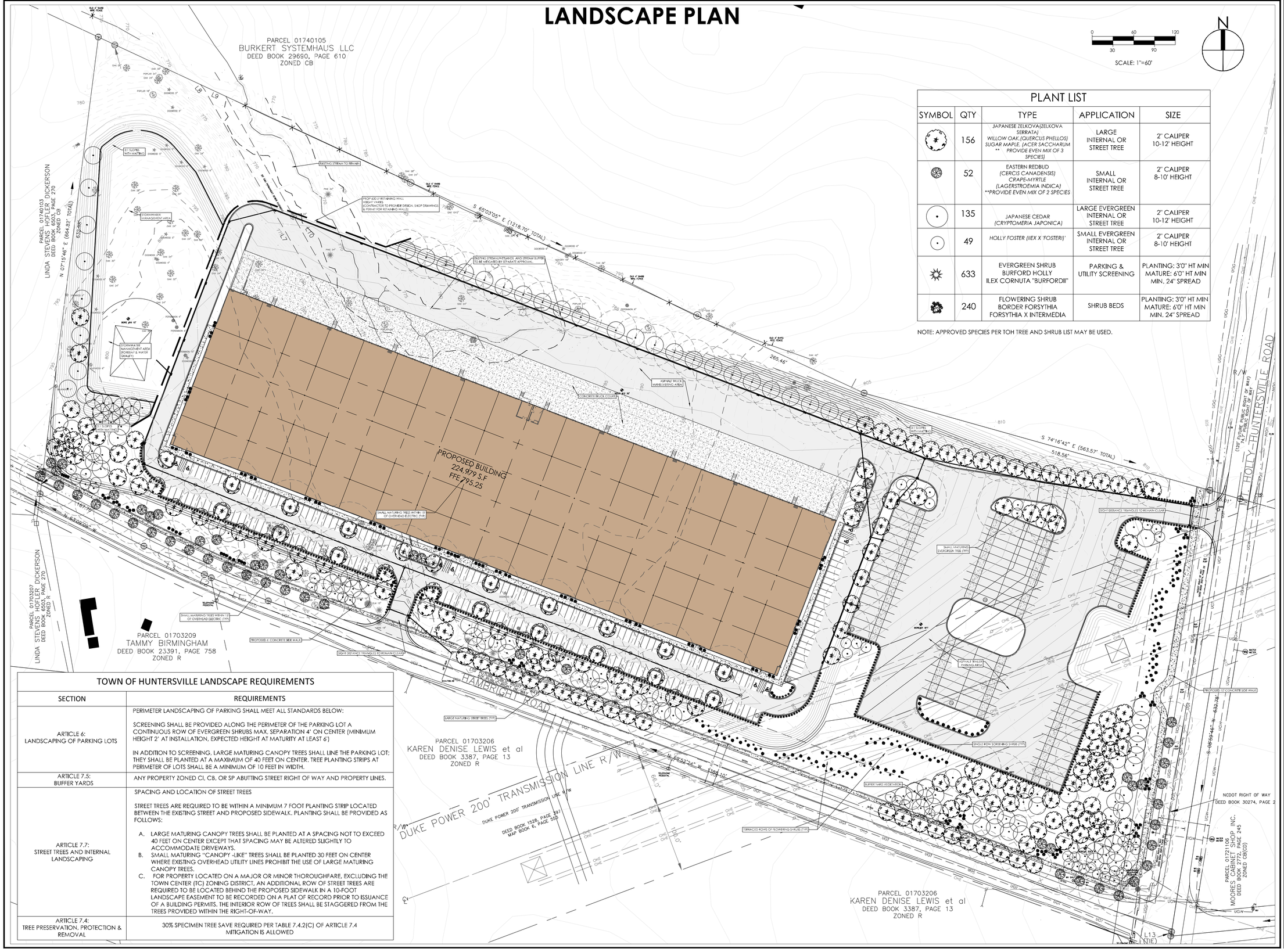
GRADING PLAN

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006		DRAWN BY:	FLG
		CHECKED BY:	GLC
DATE: 08/06/2021		APPROVED BY:	CMF
SCALE: 1"=60'		SHEET:	RZ-4

LANDSCAPE PLAN



0 30 60 90 120

SCALE: 1"=60'

N

PLANT LIST				
SYMBOL	QTY	TYPE	APPLICATION	SIZE
	156	JAPANESE ZELKOVA(ZELKOVA SERRATA) *WILLOW OAK.(QUERCUS PHELLOS)* *SUGAR MAPLE. (ACER SACCHARUM* ** PROVIDE EVEN MIX OF 3 SPECIES)*	LARGE INTERNAL OR STREET TREE	2" CALIPER 10-12' HEIGHT
	52	EASTERN REDBUD *(CERCIS CANADENSIS)* CRAPE-MYRTLE (LAGERSTROEMIA INDICA) **PROVIDE EVEN MIX OF 2 SPECIES*	SMALL INTERNAL OR STREET TREE	2" CALIPER 8-10' HEIGHT
	135	JAPANESE CEDAR *(CRYPTOMERIA JAPONICA)*	LARGE EVERGREEN INTERNAL OR STREET TREE	2" CALIPER 10-12' HEIGHT
	49	*HOLLY FOSTER (IIEX X 'FOSTERI)'*	SMALL EVERGREEN INTERNAL OR STREET TREE	2" CALIPER 8-10' HEIGHT
	633	EVERGREEN SHRUB BURFORD HOLLY ILEX CORNUTA "BURFORDII"	PARKING & UTILITY SCREENING	PLANTING: 3'0" HT MIN MATURE: 6'0" HT MIN MIN. 24" SPREAD
	240	FLOWERING SHRUB BORDER FORSYTHIA FORSYTHIA X INTERMEDIA	SHRUB BEDS	PLANTING: 3'0" HT MIN MATURE: 6'0" HT MIN MIN. 24" SPREAD

NOTE: APPROVED SPECIES PER TOH TREE AND SHRUB LIST MAY BE USED.

TOWN OF HUNTERSVILLE LANDSCAPE REQUIREMENTS	
SECTION	REQUIREMENTS
ARTICLE 6: LANDSCAPING OF PARKING LOTS	PERIMETER LANDSCAPING OF PARKING SHALL MEET ALL STANDARDS BELOW: SCREENING SHALL BE PROVIDED ALONG THE PERIMETER OF THE PARKING LOT A CONTINUOUS ROW OF EVERGREEN SHRUBS MAX, SEPARATION 4' ON CENTER (MINIMUM HEIGHT 2' AT INSTALLATION, EXPECTED HEIGHT AT MATURITY AT LEAST 6') IN ADDITION TO SCREENING, LARGE MATURING CANOPY TREES SHALL LINE THE PARKING LOT; THEY SHALL BE PLANTED AT A MAXIMUM OF 40 FEET ON CENTER, TREE PLANTING STRIPS AT PERIMETER OF LOTS SHALL BE A MINIMUM OF 10 FEET IN WIDTH.
ARTICLE 7.5: BUFFER YARDS	ANY PROPERTY ZONED CI, CB, OR SP ABUTTING STREET RIGHT OF WAY AND PROPERTY LINES.
ARTICLE 7.7: STREET TREES AND INTERNAL LANDSCAPING	SPACING AND LOCATION OF STREET TREES STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7 FOOT PLANTING STRIP LOCATED BETWEEN THE EXISTING STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS: A. LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40 FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS. B. SMALL MATURING "CANOPY -LIKE" TREES SHALL BE PLANTED 30 FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES. C. FOR PROPERTY LOCATED ON A MAJOR OR MINOR THOROUGHFARE, EXCLUDING THE TOWN CENTER (TC) ZONING DISTRICT, AN ADDITIONAL ROW OF STREET TREES ARE REQUIRED TO BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10-FOOT LANDSCAPE EASEMENT TO BE RECORDED ON A PLAT OF RECORD PRIOR TO ISSUANCE OF A BUILDING PERMITS. THE INTERIOR ROW OF TREES SHALL BE STAGGERED FROM THE TREES PROVIDED WITHIN THE RIGHT-OF-WAY.
ARTICLE 7.4: TREE PRESERVATION, PROTECTION & REMOVAL	30% SPECIMEN TREE SAVE REQUIRED PER TABLE 7.4.2(C) OF ARTICLE 7.4 MITIGATION IS ALLOWED

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LANDSCAPE PLAN

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006	DRAWN BY:	FLG
	CHECKED BY:	GLC
DATE: 08/06/2021	APPROVED BY:	CMF
SCALE: 1"=60'	SHEET:	**RZ-5**

REZONING NOTES

TCA Hambright - Corporate Business

1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by ("Petitioner") on August ___, 2021 (the "Filing Date") as Rezoning Petition (the "Rezoning Plan") and Sketch Plan ("Sketch Plan") for that approximately 23.140 acre tract of land, identified on this Site Plan as TCA- Hambright Industrial (the "Project") in connection with part of tax parcel number 01740104(the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from Special Purpose- Conditional Zoning (SP-CD) to Corporate Business- Conditional District (CB-CD) classification in accordance with the provisions of the Town of Huntersville Zoning Ordinance (the "Ordinance").

2. Development Standards. Development of the Property will be governed by these Development Standards, which are part of the Rezoning Petition, and the applicable provisions of the Ordinance in place on the date of the filing of the Rezoning Plan. Unless the Rezoning Plan establishes a more stringent standard(s), or unless otherwise noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance in place on the date of the filing of the Rezoning Plan govern development of the Property as shown on the Rezoning Plan.

3. Schematic Nature of Rezoning Plan. The lot and building shown on the Rezoning Plan is schematic in nature and the exact location, architecture, and size, of the building may be modified, with Planning Staff approval, during design, engineering and construction phases of the development so long as such modification does not exceed the square footage in the TIA and meets the applicable requirements of the Zoning Ordinance and the Modifications. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases.

4. Vested Rights. This Rezoning Plan is a site-specific development plan and approval thereof constitutes vested rights in the Rezoning Plan pursuant to the provisions of the Ordinance. Notwithstanding any other provisions of these Development Standards, if, at some point, modifications are made to the Ordinance by the Town Board, Petitioner may voluntarily agree to apply such modifications to the Rezoning Plan in a manner consistent with the Rezoning Plan and the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the Ordinance shall in no way impact the Petitioner's vested rights. Approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years pursuant to N.C. Gen. Stat. § 160A-385.1.

5. Permitted Uses. The Property may be developed for any uses (including accessory uses) permitted in the Corporate Business Zoning District and as shown on the Rezoning Plan, subject to the development standards associated with such uses. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of these Development Notes. Workplace support uses up to 10% of gross floor area within the development or 70,000 SF, whichever is less, are permitted.

6. Access. The number of site access points, driveways and connections to roads are schematic in nature. To the extent permitted by applicable driveway permit requirements, future driveways, access points and road connections may cross the setback and shall not require a rezoning of the Property but shall otherwise comply with applicable driveway permit requirements.

7. Subdivision. The Property is one development and may be subdivided without a rezoning to allow separate owners of individual parcels so long as such subdivision is consistent with the general design of the Rezoning Plan, in compliance with applicable law, including subdivision regulations and consistent with the Ordinance. However, recombination, condominiumization, or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance. Requirements that are met by the Project as a whole, such as open space, tree save and impervious requirements, need not be met by individual parcels.

8. Street Improvements. Petitioner shall be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan as specifically shown on the Rezoning Plan and as required by the Zoning Ordinance, Subdivision Ordinance, applicable Huntersville/NCDOT TIA, or driveway permit requirements.

9. Buffers. As more particularly depicted on the Rezoning Plan, and the Modifications, the Site shall include 40-foot wide buffer along Hambright Road and Mt. Holly- Huntersville Road.

10. Amendment. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner of owners of the Property in accordance with the

provisions of the Ordinance; provided, however, in the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Project. All requirements in connection with the amendment will be calculated on the Property as a whole in the same manner such requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.

11. BMPS. The designs for the BMPs shown on the Rezoning Plan shall be finalized during the construction phase and shall be completed as a part of the infrastructure improvements.

12. Lightning. Lighting will be in compliance with Article 8.26 of the Ordinance.

13. Parking Lots. Except as shown on the Rezoning Plan parking lots will be in compliance with Article 6 of the Ordinance.

14. Sketch Plan. At the election of the Applicant, any modifications to the Sketch Plan, may be reviewed administratively by Planning Staff as permitted by the Ordinance as long as the sketch plan is consistent with the Rezoning Plan.

15. Binding Effect of the Rezoning Documents and Definitions. If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

16. Requested Modifications to Standards. Pursuant to Section 11.4.7(k) of the Ordinance, the standards of the Ordinance are modified to permit the following Modifications:

Modification Request and Explanation:

Modification from Section 8.25.10: This Property is being rezoned from SP-CD to CB-SP in order to request a buffer modification as allowed by the proposed amendment to Section 8.25.10. The Section 8.25.10 amendment (SWIM buffer amendment) is recommended by the Ordinance Advisory Board and the Planning Board. If approved by the Town Board of Commissioners (“Board”), the SWIM buffer amendment will permit the Board, as part of conditional rezoning in the Corporate Business District, to approve a modification to an intermittent or perennial stream buffer draining under 50 acres without a variance.

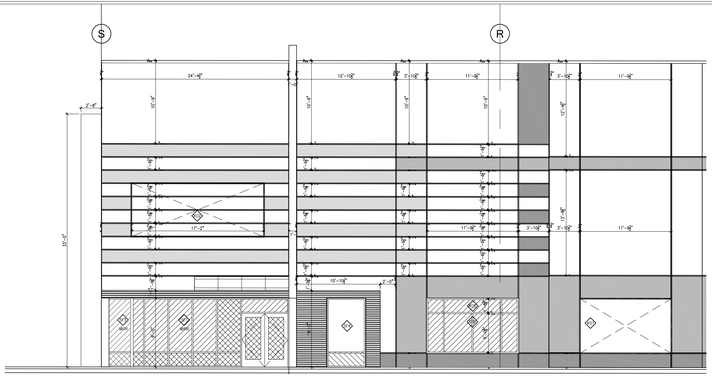
Modification from Section 3.3.2: The reason for the request is because this property, like most industrial and commercial property in the Hambright Road area, is also in the Protected Area (PA2) of the Mountain Island Lake Overlay District. The Mecklenburg County GIS (Polaris) shows an intermittent stream on the property. The SWIM Buffer amendment, if approved, permits the Board to modify an intermittent buffer in the Corporate Business District, however, because the Property is also in the PA2 area, a modification from the PA2 overlay restriction is also required. *

A 100’ buffer is required along all perennial streams in the PA2. Although the stream is shown in Polaris as an intermittent stream and it is not a blue line stream according to the USGS map, an independent environmental survey shows the stream as a perennial stream which drains less than 50 acres. This modification accomplishes precisely what the SWIM buffer amendment was intended to accomplish in the Corporate Business Zoning District which is to facilitate industrial and commercial growth in areas suitable for commercial and industrial development as shown in the 2040 Community Plan. The corporate district is reserved for uses which require very large buildings and/or large parking and loading facilities such as warehouse/distribution operations. This amendment will allow the warehouse industrial building, as shown on the site plan, to be built without a reduction in size, or not built at all, due to a perennial stream. Mitigation as outlined in the Zoning Ordinance is still required.

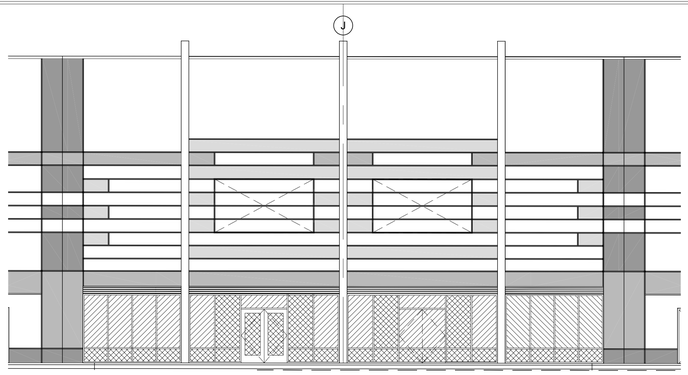
*The PA2 district regulations are intended to allow development with fewer restrictions than in the MIL critical area because the risk of water degradation is less in the protected area than the critical area.

Modification from Section 7.5.3: An 80’ buffer is required along public streets in the CB Zoning district. The industrial building, as shown on the Rezoning Plan, cannot fit onto the site with 80’ buffers required along all public streets. This modification request is consistent with the text amendment currently being requested by staff which provides more buffer flexibility for commercially zoned sites. The modification is to allow 40’ buffers along Hambright and Mt. Holly- Huntersville Road frontage.

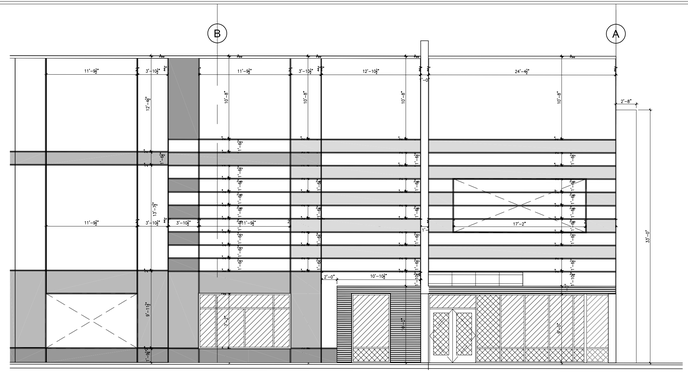
Modification to allow off-site street improvements as required by NCDOT to be approved prior to the issuance of the construction building permit. This would permit the improvements to tie into other improvements that are being required as part of the development of nearby parcels.



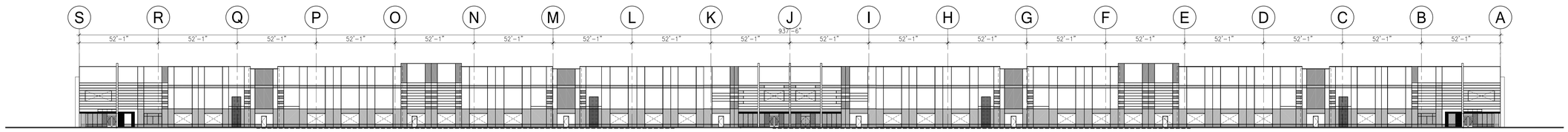
5 PARTIAL FRONT CORNER ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



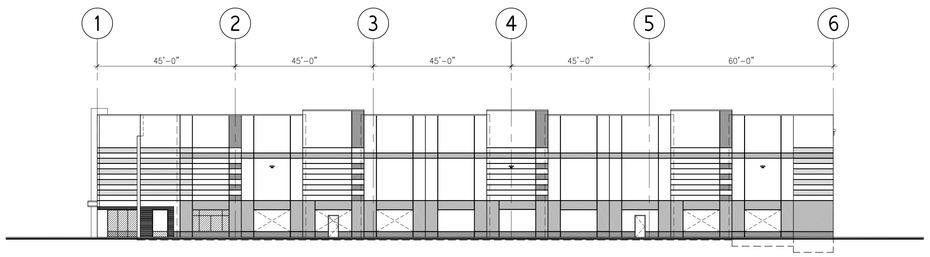
6 PARTIAL CENTER ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



7 PARTIAL FRONT CORNER ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



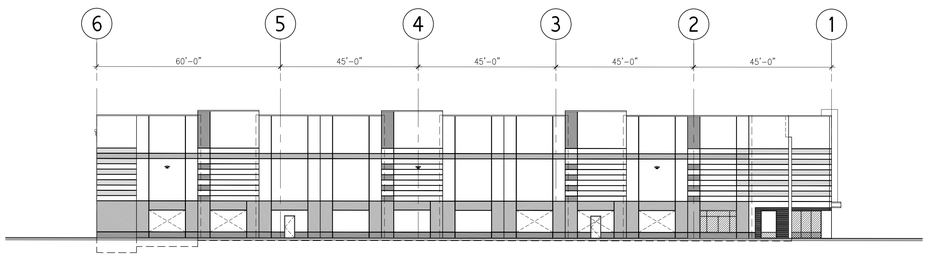
1 FRONT ELEVATION
SCALE: 1" = 30'-0"



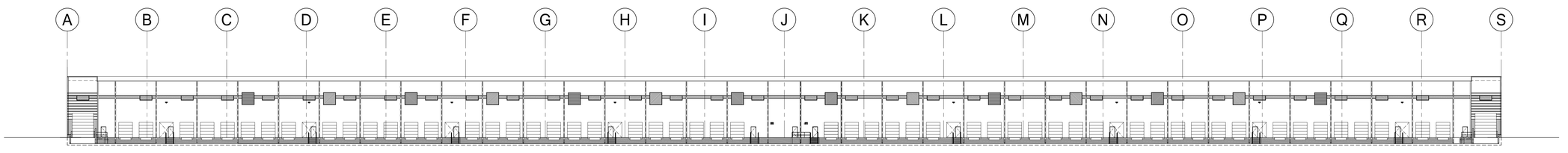
2 SIDE ELEVATION
SCALE: 1" = 20'-0"

ELEVATION MATERIAL KEY

	1" SOLARBAN 60 - GLAZING - TINT COLOR (TBD)
	1" SOLARBAN 60 - TEMPERED GLAZING - TINT COLOR (TBD)
	ACM METAL PANELS OVER LIGHT GAUGE FRAMING - (ON CANOPIES ONLY) COLOR - MICA ANODIC CLEAR
	EXTERIOR PAINT COLORS - ALL SHERWIN WILLIAMS PAINTS
"A"	BASEWALL - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7666 FLEUR DE SEL
"B"	ACCENT #1 - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7668 MARCH WIND
"C"	ACCENT #2 - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7673 PEWTER CAST
"D"	ACCENT #3 - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7674 PEPPERCORN
"E"	FORMLINER CUSTOMROCK PATTERN # 4005



3 SIDE ELEVATION
SCALE: 1" = 20'-0"



4 REAR ELEVATION
SCALE: 1" = 30'-0"

architects
msa
merriman schmitt
architecture · planning
interior design
605 LEXINGTON AVE
SUITE 300
CHARLOTTE, NC 28203
704.377.1177
704.377.3060 (fax)

CLIENT:

TRINITY CAPITAL

SEALS:

09/13/2021

HAMBRIGHT INDUSTRIAL
SHELL BUILDING
HAMBRIGHT ROAD
HUNTERSVILLE, NC

DRAWING STATUS:

- NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE

DATE

REVISIONS

MARK	DATE	DESCRIPTION
1	TBD	ISSUED FOR CONSTRUCTION

MINIMUM 84 FT. CLEAR HEIGHT UNDER STRUCTURE, TYPICAL

PROJECT NUMBER: C21098
PERMIT TRACKING: ENTER NUMBER

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201

©2021 MERRIMAN SCHMITT ARCHITECTS, INC.

Hambright Industrial
10695 Hambright Road, Huntersville, NC
Parcel: 01740104

Who to Notify (per §11.4.3 d):

1. Owner;
2. Owner of each abutting property;
3. Owner of each property within 250 feet of the petitioned property;
4. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property;
5. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of way boundary opposite the petitioned property;
6. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2000 feet of any portion of the rezoning site. If fewer than two registered associations are identified within 2000 feet of any portion of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2000 feet of the site, such that no fewer than two neighborhood, property owner, or homeowner associations are notified of the community meeting;
7. Senior Planner, Mayor, Board of Commissioners, Planning Board Members, Town Manager, Town Clerk, Project Manager.

Town Official Name and Address	**Email**
Jack Simoneau, Planning Director Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	jsimoneau@huntersville.org
Brian Richards Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	brichards@huntersville.org
John Aneralla, Mayor of Huntersville 15705 Framingham Lane Huntersville, NC 28078	janeralla@huntersville.org
Melinda Bales, Commissioner 15426 Ranson Road Huntersville, NC 28078	mbales@huntersville.org
Dan Boone, Commissioner 317 Southland Road Huntersville, NC 28078	dboone@huntersville.org
Lance Munger, Commissioner 11708 Warfield Avenue Huntersville, NC 28078	lmunger@huntersville.org
Brian Hines 15925 Bayshore Drive	bhines@huntersville.org

Huntersville, NC 28078	
Stacy Phillips, Commissioner Town of Huntersville P.O. Box 664 Huntersville, NC 28078	sphillips@huntersville.org
Nick Walsh 10320 Drake Hill Drive Huntersville, NC 28078	nwalsh@huntersville.org
Anthony Roberts, Town Manager Town of Huntersville P.O. Box 664, Huntersville, NC 28070	aroberts@huntersville.org
Jackie Huffman, Assistant Town Manager P.O. Box 664, Huntersville, NC 28070	jhuffman@huntersville.org
Janet Pierson, Town Clerk P.O. Box 664, Huntersville, NC 28070	jpierson@huntersville.org
Planning Board Members	
Jennifer Davis, Vice -Chairman 7530 McIlwaine Road Huntersville, NC 28078	jenniferdavis078@gmail.com
Stephen Swanick, Chairman 203 Mt. Holly-Huntersville Rd. Huntersville, NC 28078	stephen.swanick@gmail.com
Derek Partee P.O. Box 664 Huntersville, NC 28070	dpartee755@gmail.com
Catherine Graffy 15120 Pavilion Loop Drive Huntersville, NC 28078	cgraffy@outlook.com
Frank Gammon 8012 Deerland Ct Huntersville, NC 28078	gammonf@roadrunner.com
Scott Hensley 15133 Ewart Road Huntersville, NC 28078	hensleyscott1@gmail.com
Greg Baber 12601 Cliffcreek Drive Huntersville, NC 28078	bogeybaber@gmail.com
Jeff Sny 13945 Old Vermillion Drive Huntersville, NC 28078	jeffrey.sny@gmail.com

#	Owners Names	Mailing Address	Parcel ID
1	Richard D Hofler and Alicia S Hofler	136 Twin Lake Circle Newport News, VA 23608	01703207
2	Tammy Birmingham	1093 Readsboro Drive Mount Ulla, NC 28125	01703209
3	Richard D Hofler and Alicia S Hofler	136 Twin Lake Circle Newport News, VA 23608	01703210
4	Karen Denise Lewis Brenda Ellen Moore Elaine Renee Bowers Susan Annette Moretz	627 Pinnacle Drive Iron Station, NC 28080	01703206
5	ADE 883 LLC	3715 Northside PKWY Atlanta , GA 30327	01740103
6	Burkert Systemhaus, LLC	11425 Mount Holly- Huntersville Rd Huntersville, NC 28078	01740105
7	Clutch Investments of North Carolina	15316 Resse Blvd West B-15 Huntersville, NC 28078	01721106
8	Piraino Investments LLC	5137 South Parview Drive Charlotte, NC 28226	01721105
9	United Oil of the Carolinas, INC	PO Box 68 Gastonia, NC 28053	01704212

	Nearby HOA:		
1	StoneyBrook Station Homeowners Association	1515 Mockingbird Lane Charlotte, NC 28209	
2	Plum Creek Property Owners Association INC	PO Box 87 Huntersville, NC 28078	

TCA- Hambright Industrial Community Meeting Minutes

Applicant: Trinity Capital Advisors

September 8, 2021

The community meeting for TCA-Hambright Industrial project was held on September 8, 2021, at 6:30 PM via Zoom.

The attached PowerPoint was shared by the Applicant.

Community meeting attendees: Diann Norwood, Richard Hofler, Commissioner Boone, and Jack Simoneau

Attendees for Applicant: Sherrie Chaffin, Chris Fleck and Cindy Reid

Summary of community comments, questions, and answers:

1. Mr. Hofler, who lives in Louisiana and owns property in the vicinity, asked about the truck traffic and whether truck traffic will be limited to Hambright Road. Ms. Chaffin explained that the distribution warehouses built by the applicant in many other locations, like the warehouse shown on the site plan, do not have excessive traffic with trucks. This is not like an Amazon facility. It is a low traffic generator, so low that a TIA was not required by the NCDOT or the Town. The truck traffic will mostly come from Mt. Holly Huntersville Road. Distribution is typically not a 24/7 operation, but hours can't be limited because distribution hours vary.

2. Mr. Hofler also asked about a single-family home that he thought was adjacent to this project. Mr. Simoneau explained that the home is not adjacent to this parcel but is adjacent to another industrial project- R-21-10. The house is actually on the West side of the adjacent 15 acre parcel beside the subject property.

3. Ms. Norwood, who represents Burkert Systems, an adjacent property, asked about water run-off. The project engineer explained that the storm water control system has to be designed to county and town standards. Mr. Simoneau pointed out that there will be strict controls in place to collect water runoff from the site.

4. Ms. Norwood also asked how the right turn lane on Hambright will affect the Burkert property. She wanted to know if an easement would be required from

Burkert. Engineer noted that an easement should not be required because widening should take place in the ROW.

5. Mr. Simoneau said that a text amendment which is has been filed along with the rezoning will allow modification to a perennial stream buffer, but that mitigation is required as set forth in the planning ordinance.

Respectfully submitted,

Cindy Reid

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jack Simoneau, Director

Date: September 20, 2021

Subject: Petition #TA21-13 - SWIM Buffer Modification

EXPLAIN REQUEST:
Petition #TA21-13, a request by Trinity Capital Advisors to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer in the Mountain Island Lake Overlay zone through a conditional rezoning process in the Corporate Business zoning district.

ACTION RECOMMENDED:
Conduct Public Hearing

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-13 Staff Report
2. Signed Text Amendment Application
3. Text Amendment Application Attachment 9.6.21
4. Ordinance TA 21-13

TA 21-13 – Trinity Capital Advisors Mountain Island Lake Text Amendment

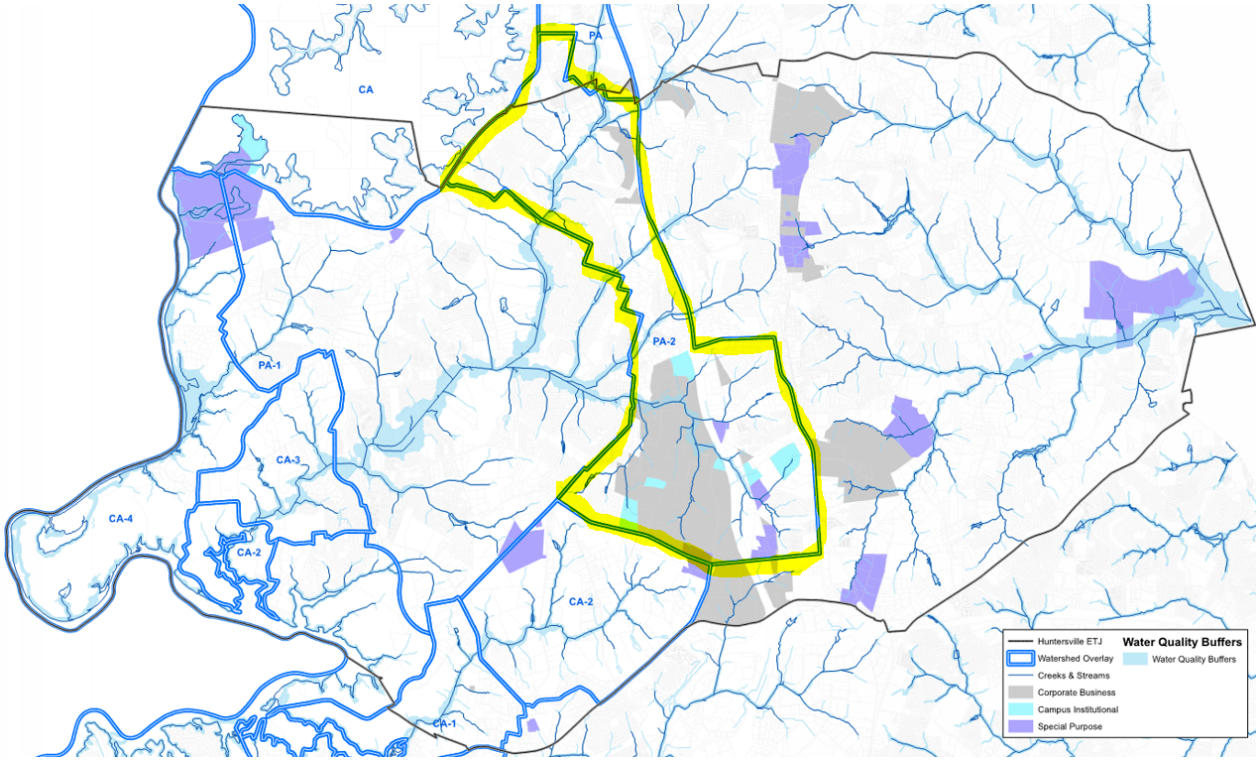
PART 1: DESCRIPTION

TA 21-13 is a text amendment request by Trinity Capital Advisors, LLC allowing small SWIM Buffers **located in the PA-1 & PA-2 areas of the Mountain Island Lake Overlay Zone** to be impacted in the Corporate Business district with a conditional district rezoning and mitigation.

PART 2: BACKGROUND

Under current standards, the only way to impact SWIM Buffers is by being one of the 8 exceptions listed in Section 8.25.10 **OR** by variance in accordance with Section 11.3 and implementing one of the nine mitigation options listed in Section 8.25.11(b).

Text amendment TA-09, **if approved on September 20, 2021**, will allow an additional option to impact small SWIM Buffers (intermittent streams & perennial streams draining less than 50 acres) through a Corporate Business conditional district rezoning. However, this text amendment **will not apply** to small SWIM buffers that are **also located in the PA-2 area of the Mountain Island Lake Overlay Zone** UNLESS TA 21-13 is also approved. The below map illustrates the location of SWIM Buffers (streams) AND the Mountain Island Lake Over Zone (dark blue lines on the western side of Huntersville draining to Mountain Island Lake - yellow highlighted line is the PA-2 boundaries applicable to this text amendment). Small SWIM buffers within the Mountain Island Lake Overlay Zone PA-2 areas would be eligible to be impacted subject to a Corporate Business Conditional District rezoning and mitigation under TA 21-13. (NOTE Critical Areas 1, 2, 3 & 4 and PA-1 will not be impacted by this text amendment).



Because the Mountain Lake Overlay District is part of the state required Water Supply Watershed Protection regulations, text amendments must be approved by the State. On September 2, 2021, Mr. Paul

Clark, NC Water Supply Watershed Protection Coordinator, gave preliminary approval for the text amendment.

Huntersville Planning Department supports a text amendment providing an additional option to impact small SWIM Buffers through conditional rezoning in the Mountain Island Lake Overlay Zone because it is difficult for large footprint flex space buildings to design around them. Mr. Rusty Rozzelle, Program Manager for Mecklenburg County's Water Quality Program is not opposed to the text amendment because of the limited number of properties potentially impacted and because mitigation would be provided to offset any negative water quality impacts.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

Comment: Proposed amendment provides flexibility in the employment center where development options are limited for large footprint flex space buildings. Conditional zoning process and mitigation per Section 8.25(11)(b) allows town to consider impact on SWIM buffers in the Mountain Island Lake Overlay zone on the merits of each case.

Policy EV-1: Support a balanced economy through job growth in target industry sectors.

EV 1.4: Review development standards to support business growth.

- Support efforts to improve efficiency and responsiveness of the development review process for development proposals. Regularly review the market to ensure that standards are in line with current demand.

Comment: Staff finds providing another option for minor SWIM buffer impacts in the Mountain Island Lake Overlay zone through conditional zoning in the CB district reflects a proper balance of environmental protection and economic development.

Policy EOS-1: Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

Comment: While the amendment allows impacts to intermittent streams and perennial streams draining under 50 acres in the Mountain Island Lake Overlay Zone, mitigation per Section 8.25.11(b) would be required.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the text amendment language.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) recommended approval of the proposed text amendment 6-1 on September 2, 2021.

PART 6: PUBLIC HEARING

September 20, 2021

PART 7: PLANNING BOARD RECOMMENDATION

September 28, 2021

PART 8: ATTACHMENTS

1. Applicant's Text Amendment Application
2. Applicant's Text Amendment Language
3. Ordinance

PART 9: STATEMENT OF CONSISTENCY – TA 21-13

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-13, Planning Staff recommends approval based on consistency with LU-8, EV-1 and EOS-1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment allows an additional option to impact SWIM buffers subject to a conditional rezoning and mitigation.	**APPROVAL:** In considering the proposed amendment TA21-13, Planning Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because… *(Explain)*	**APPROVAL:** In considering the proposed amendment TA21-13, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because*…(Explain)*
DENIAL: N/A	**DENIAL:** N/A In considering the proposed amendment TA20-13, the Planning Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*	**DENIAL:** In considering the proposed amendment TA20-13, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application August 26, 2021

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

_____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

__X__ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 8 Section(s): 8.25.10

Current Ordinance

Proposed Text

See Attached

Reason for Proposed Change

See Attached

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Sherrie Chaffin / Trinity Capital Advisors, LLC

☐ Corporation ☒Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date 8/26/21

Title Director of Development Email sls@trinitycapitaladvisors.com

Address of Applicant 440 S. Church Street, Suite 800, Charlotte, NC 28202

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: _____

Staff Initials: _____

3.3.2 B.(g) ATTACHMENT TO TEXT AMENDMENT

ORDINANCE: Huntersville Zoning Ordinance

Sections:

Section 3.3.2-B Protected Areas (PA-1, PA-2)

Party Proposing the Amendment: Trinity Capital Advisors, LLC

Reason for Requested Change:

1. The proposed amendment is consistent with the Purposes of the Huntersville Zoning Ordinance (the "Ordinance") as set forth in Article 1.2 which states that the purpose of the zoning regulations is to encourage the most appropriate use of land throughout the corporate area in accordance with the Huntersville Community Plan and other adopted long range plans for the Town of Huntersville.

2. The proposed amendment is consistent with the Vision Statement, 2040 Town of Huntersville Community Plan, by, among other things, helping to provide meaningful economic development, balance the tax base, attract target industries, and provide more opportunities for people to work in Huntersville due to expansion of the industrial and commercial base.

3. The proposed amendment is consistent with the Policy Recommendations, 2040 Town of Huntersville Community Plan, by facilitating industrial and commercial growth in areas that are suitable for business and industrial development.

4. The proposed amendment is consistent with the Policy Recommendations, 2040 Town of Huntersville Community Plan, because the amendment improves a development standard that supports business growth.

5. Section 3.3.2, Mountain Island Lake Watershed Overlay District, imposes additional buffer restrictions on property that is located in the critical and protected areas of the overlay district. The PA2 of the MIL District is the larger, less restricted area of the overlay district and, as such, a significant amount of property that is designated for Corporate Business in the Community Plan is in the PA2. The PA2 area has fewer restrictions than critical areas because the risk of water quality degradation from pollution is less in the protected areas than in the critical areas. This amendment will allow for industrial and commercial buildings in the Corporate Business, PA2 of the MIL District, that are shown in the 2040 Community Plan as preserved for industrial and commercial businesses, to be built without being required to reduce the size of the building, or not built at all, due to a perennial tributary. Mitigation is still required and the amendment is limited only to those streams not indicated on the most recent version of the United States Geological Survey (USGS) 1:24,000 scale (7.5 minute) quadrangle topographic maps and therefore do not meet the criteria for a State water supply watershed buffer.

Proposed Changes to the Ordinance:

In order to accomplish this purpose, the Applicant proposes the following changes to the Ordinance:

Amend Section 3.3.2. B. g) by adding the underlined section as 10):

g) Buffer Protection
No permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer except as follows:

1) The surveyed buffer boundary must be clearly marked on-site with orange “tree-protection” or “high-hazard” fence prior to any land disturbing activities. Tree protection is required by Section 7.4(3) of this Ordinance.

2) The surveyed buffer boundary must be permanently marked with an iron pin at the intersection of the watershed buffer and each property line following the completion of land disturbing activities and prior to occupancy. Properties greater than 200’ in width shall be marked at a maximum of 100’ intervals.

3) No trees larger than 2-inch caliper, measured at 6 inches above the existing grade, are to be removed except for dead or diseased trees. Undergrowth and trees less than 2-inch caliper, measured at 6 inches above existing grade, may be removed to be replaced by an effective stabilizing and filtering ground cover based upon the most recent edition of the “Watershed Buffer Guidelines for Mecklenburg County, NC” and as approved by the Mecklenburg County Water Quality Program.

4) Stream bank or shoreline stabilization is allowed as approved on a plan submitted to the Mecklenburg County Engineering Department and the Mecklenburg County Water Quality Program.

5) Water dependent structures and public projects such as road crossings and greenway paths are allowed where no practical alternatives exist. These activities should minimize built-upon area, direct runoff away from surface waters, and maximize the utilization of nonstructural BMPs and pervious materials.

6) During new development or the expansion of existing development, the Town, upon the advice of the Mecklenburg County Water Quality Program, can require enhancement of the existing vegetation in the buffer if necessary so that the buffer can effectively perform its filtering and absorption functions. Buffer enhancement requirements shall be based on the most recent edition of the “Watershed Buffer Guidelines for Mecklenburg County, NC”.

7) Mitigation of disturbed buffers required. Should existing vegetation within the buffer be disturbed (except as allowed by this Ordinance) or should vegetation added to a buffer pursuant to paragraph 6) be disturbed, the property owner shall be required to enhance the buffer in accordance with the most recent edition of the “Watershed Buffer Guidelines for Mecklenburg County, NC” so that the buffer can effectively perform its filtering and absorption functions.

8) Non-impervious recreational development and non-impervious pedestrian trails are allowed in the required buffer in compliance with paragraph 3), above. Pathway guidelines are available in the most recent edition of the “Watershed Buffer Guidelines for Mecklenburg County, NC.” If in a common area, such development and trails must be located a minimum of 30 feet from the top of the bank on each side

of all perennial streams; except for waterfront access points approved by the Town, upon the advice of the Mecklenburg County Water Quality Program.

9) Non-conforming structures and increasing built-upon area may permitted if the following criteria are met:

a. The existing structure (to be expanded) was built prior to the enactment of the 1993_watershed ordinance.

b. The Built-upon area (BUA) of the existing structure must cover a minimum of 10% of the 100-foot buffer on the lot.

c. In Critical Area 1 (CA1), which has a 6% BUA cap, the maximum allowable increase in BUA in the buffers is 2%. In Critical Area 2 (CA2) and Critical Area 3 (CA3), which have a 12% BUA cap and Critical Area 4 (CA4), which has a 24% BUA cap, the maximum allowable increase in BUA is the buffer is 4%.

d. Existing BUA shall not be increased within the State minimum 50-foot buffer.

e. Best Management Practices (BMPs) (including rain gardens and plantings) must be installed to achieve the following removal efficiencies for all BUA on the lot (not just the BUA in the buffer):

i. 85% removal of Total Suspended Solids (TSS)

ii. 60% removal of Total Phosphorus (TP)

f. All BMPs shall be installed or planted in accordance with the Charlotte-Mecklenburg BMP Design Manual and in accordance with Huntersville's Water Quality Ordinance.

g. Maintenance Agreements and Maintenance Plans must be recorded for all BMPs installed and/or planted and the location of the BMP and corresponding notes must be recorded on the deed in compliance with Huntersville's Water Quality Ordinance.

h. Mitigation measures, including all BMPs, must be installed, inspected and approved and the provisions described in item g (above) satisfied prior to the release of any certificates of occupancy for the structural expansion.

i. All structural BMPs must be inspected and certified annually for compliance with design criteria by a licensed NC. engineer in accordance with the Huntersville Water Quality Ordinance. Inspection reports must be submitted to Mecklenburg County for approval.

j. Any deficiencies detected to the BMP or any other mitigation measure must be corrected within 30 days of detection at the sole expense of the property owner. Failure to do so will be in violation of the Huntersville Water Quality Ordinance and could result in the assessment of penalties.

10) Property in the Mountain Island Lake Overlay District Protected Area (PA2), which is also part of an approved conditional zoning in the Corporate Business Zoning District, may request the Board of Commissioners to approve a modification to a perennial stream buffer draining under 50 acres without a variance subject to implementing one of the nine mitigation techniques in Section 8.25. 11(b). This provision is applicable only to those streams not indicated on the most recent version of the United States Geological Survey (USGS) 1:24,000 scale (7.5 minute) quadrangle topographic maps and therefore do not meet the criteria for a State water supply watershed buffer.

TA 21-13 Attachment 3: AN ORDINANCE TO AMEND ARTICLE 3.3.2-B(g)(10)

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 3.3.2-B(g) of the **Zoning Ordinance** is hereby amended by adding (10) below:

10) Property in the Mountain Island Lake Overlay District Protected Area (PA2), which is also part of an approved conditional zoning in the Corporate Business Zoning District, may request the Board of Commissioners to approve a modification to a perennial stream buffer draining under 50 acres without a variance subject to implementing one of the nine mitigation techniques in Section 8.25. 11(b). This provision is applicable only to those streams not indicated on the most recent version of the United States Geological Survey (USGS) 1:24,000 scale (7.5 minute) quadrangle topographic maps and therefore do not meet the criteria for a State water supply watershed buffer.

Section 2. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: September 2, 2021 (Approval 6-1)
PUBLIC HEARING DATE: 9-20-2021
PLANNING BOARD MEETING: 9-28-2021
TOWN BOARD DECISION: 10-16-2021

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jackie Huffman

Date: September 20, 2021

Subject: Public Hearing - Installment Financing Contract

EXPLAIN REQUEST:

Conduct public hearing concerning the approval of an installment financing contract with Pinnacle Financial Partners in a principal amount not to exceed $8,400,000 for the purpose of achieving debt service savings by refinancing existing installment financing contracts, the proceeds of which were used to finance and refinance the costs of various facilities in the Town, including the Town's police facility.

ACTION RECOMMENDED:

Conduct Public Hearing

FINANCIAL IMPLICATIONS:

No net impact to fund balance

ATTACHMENTS:

None

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Brian Richards, Assistant Director

Date: September 20, 2021

Subject: Petition #R21-09 Caldwell Crossing Mixed Use

EXPLAIN REQUEST:
Consider making a decision on R21-09, a request by CapRock LLC to Rezone +/- 38.1 acres East of Old Statesville Rd, Caldwell Station Rd, and South of Mayes Rd from Corporate Business (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211)

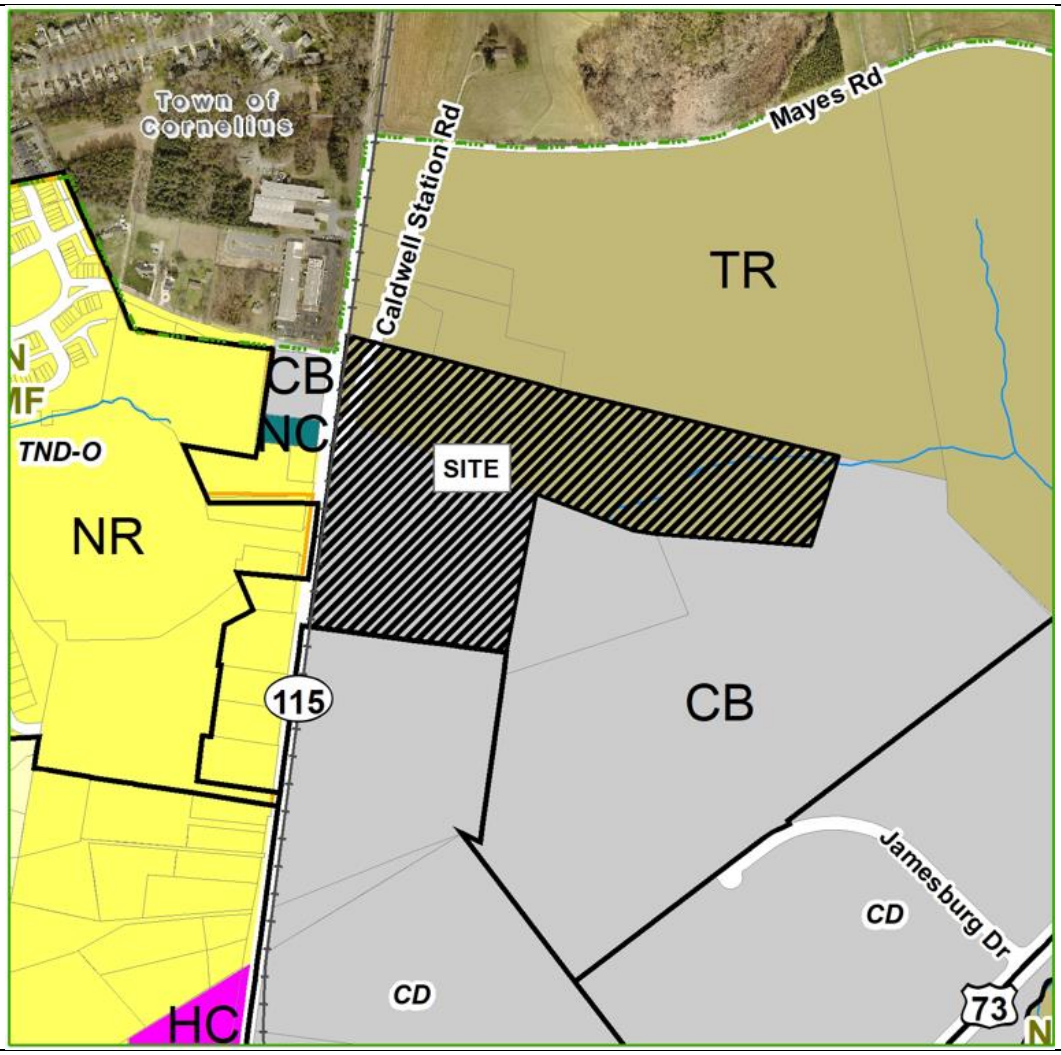
ACTION RECOMMENDED:
Consider making a decision on R21-09, a request by CapRock LLC to Rezone +/- 38.1 acres East of Old Statesville Rd, Caldwell Station Rd, and South of Mayes Rd to rezone from Corporate Business (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211)

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. R21-09 TB Staff Report 9-20-21
2. Attachment A - Application
3. Attachment B - R21-09 Rezoning Plan V3
4. Attachment C - Neighborhood Meeting Report
5. Attachment D - CMS Caldwell Crossing
6. Attachment E - Charlotte_Water_WTS_Letter
7. Attachment F - Apartment Elevations

Petition R21-09
Caldwell Crossing Mixed Use

PART 1: PROJECT SUMMARY



Applicant: CapRock, LLC

Property Owner: Multiple (See Application)

Property Address: Multiple (See Application)

Project Size: (+/-) 38.1 acres

Parcel Numbers: 01103104, 01103103, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211

Current Zoning: Corporate Business (CB) & Transitional Residential (TR).

Current Land Use: Vacant, Mobile Home Park, Single Family.

Proposed Zoning: Traditional Neighborhood Development Urban Conditional District (TNDU-CD).

Proposed Land Use: Multi-Family, Single Family Townhomes, & Commercial.

1. Purpose: Rezone 38.1 acres East of Old Statesville Rd. from Corporate Business and Transitional Residential to Traditional Neighborhood Development Urban Conditional District (TND-U-CD) for a 268 Units Multi-Family Development, 125 Units Multi-Family (age restricted), 35 Townhomes, and up to 25,000 Sq Ft. Commercial (11.23 DUA). The plan also reserves land for a future CATS Facility.

2. Adjoining Zoning and Land Uses.
   - North: Transitional Residential – Historic Caldwell Station School, Church, Single Family.
   - South: Corporate Business - Vacant.
   - East: Transitional Residential & Corporate Business – Vacant & Light Industrial.

West: Neighborhood Residential, Neighborhood Center, & Corporate Business – Caldwell Station Development, Single Family, & Vacant

3. A neighborhood meeting was held on Tuesday, June 29, 2021, and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment C).

4. Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Old Statesville & Caldwell Station Rd.

PART 2: REZONING/SITE PLAN

The proposed Conditional District Rezoning Plan is generally compliant with the Zoning and Subdivision Regulations. Significant elements include:

- A new railroad crossing and intersection (signalized) at Old Statesville Rd and Coach Ln.
- The intersections of Mayes Rd and Caldwell Station Rd at Old Statesville Rd will be closed.
- Approximately 1,450' of the "Church St Extension" Minor Thoroughfare will be constructed.
- Approximately 1,250' of the "The Seam" formerly Mooresville to Charlotte Greenway/Carolina Thread Trail will be constructed as part of the development and serve as the Urban Open Space.
- Minimum Tree Preservation (canopy tree save) for the Traditional Neighborhood Development is 0%. The applicant is proposing to save 19.7% (7.52 Ac) of existing canopy.
- Minimum Tree Preservation (specimen tree save) for the Traditional Neighborhood Development is 30%. The Rezoning Plan contains 25 specimen trees and proposes to save 12 trees (48%).
- There are no identified Heritage Trees on site.
- Building elevations for the Market Rate Apartments (Attachment F) have been provided. Architectural perspectives of the Market Rate and Commercial Buildings have been provided (Attachment B). Sheet RZ-203 refers to the Ordinance Standards for the Shopfront, Attached House, and Apartment Buildings. Additionally, the below note has been included in the Rezoning Plan:

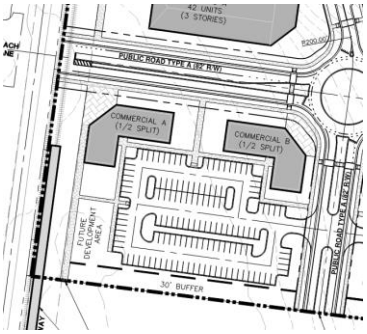
15. ELEVATIONS. STAFF MAY APPROVE REVISIONS TO ELEVATIONS SO LONG AS THE REVISIONS ARE GENERALLY CONSISTENT WITH THOSE ELEVATIONS INCLUDED IN THE REZONING PLAN.

- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to final plan approval. Including clarifying how the Townhomes adjacent to the greenway will be accessed and serviced. **Update: The applicant has indicated that final alley design with be completed with Staff and meet Town Standards.**

- Three (3) Ordinance Modifications are proposed:

1. Article 3.2.11(b) Traditional Neighborhood Development – Limit's the storefront building type to "up to 6,000 SF of first floor areas: up to 65,000 SF of first floor area within 2,000 feet of a freeway interchange or the intersection of two major thoroughfares. The applicant is requesting for an 8,500 SF first floor footprint (12,500 SF total) for each Commercial Building.

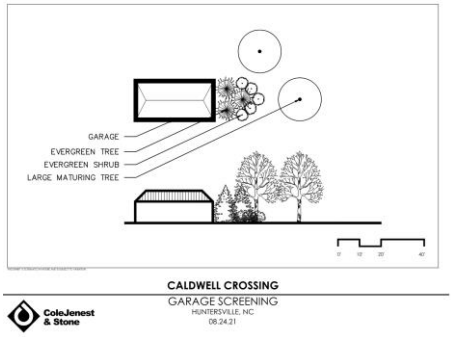
   STAFF COMMENT – The location of the new proposed intersection at Old Statesville and Coach Ln (located approximately 2,800' north of Sam Furr Rd & Old Statesville Rd.) is a fixed location which may not be located further south due to proper spacing of the rail crossing and topography. The property which contains the Commercial Buildings is 2,500' north of Sam Furr Rd. Due to these factors Staff is supportive of the slight increase in the first floor SF. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.



2. Article 4 Apartment Building Type – Building Placement/Parking/Vehicle Access "4. Parking shall be located to the rear of the building."

   The Applicant is requesting to allow for parking to be in the side yard between the Apartment Buildings B&C, E&D, and H&I. A 50' setback, garage, and evergreen screening are being offered to screen the parking spaces (Image below).

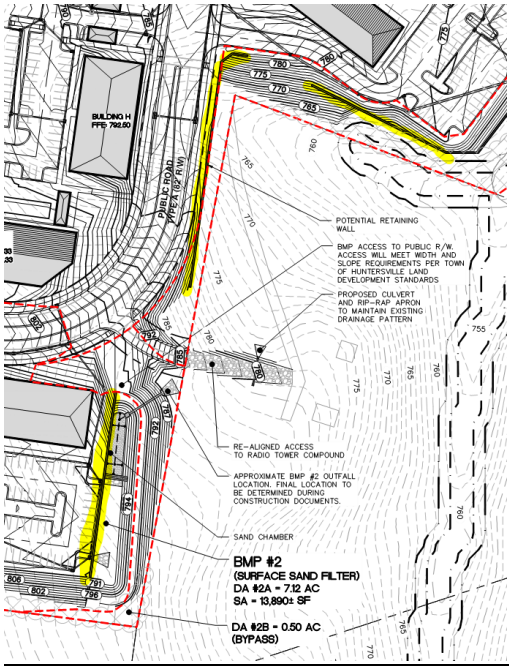
   STAFF COMMENT – The design offerings will provide adequate screening and separation to mitigate the visual impact of the side yard parking. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.



3. Article 7.5.8 – Buffer Yards – "All buffer yards shall remain undisturbed except for the following:
   a) Utility easements may cross a buffer yard but may not be planted laterally in a buffer yard. To the extent possible, the path cleared shall be replaced with plant materials which are consistent with those that existed prior to the easement.
   b) Driveways and street crossings may cross a buffer yard but may not be installed laterally in a buffer yard.
   c) Sidewalks and other pedestrian or bicycle paths may cross a buffer yard or be placed within it if such avoid existing vegetation.
   d) Landscaping installation, maintenance, and replacement shall be exempt"

   The Applicant is requesting to disturb the 20' Buffer along the eastern project boundary to install retaining walls and grade for a BMP. The applicant would mitigate the 20' Buffer in accordance with the Ordinance standard (3 trees and 10 shrubs per 1000 Sq. Ft. of buffer area).

   STAFF COMMENT – The adjacent property is occupied by a radio tower. The design of the minor thoroughfare requires a retaining wall to be constructed. The applicant is offering replant the buffer per Ordinance standards. Due to these factors Staff is supportive of request as it is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA for the Caldwell Crossing development was submitted on 7/16/21. The TIA is acceptable as a final version. The TIA assumes that a new at grade rail crossing at the intersection of NC115 at Coach Lane/Site Access will be allowed. The TIA also assumes that the existing at grade rail crossings near the intersections of NC115 at Caldwell Station Road and NC115 at Mayes Road will both be

closed. Should NCDOT Rail or Norfolk Southern determine that additional existing public crossings will need to be closed, a new TIA for the Town is recommended.

Based on the TIA and the railroad crossing changes assumed in the TIA, the following improvements are recommended by Engineering staff:

NC73 (Sam Furr) at NC115 (Old Statesville Road)

- Construct a second northbound left-turn lane on NC115 with 275 feet of storage

NC115 at Coach Lane/Site Access

- Construct a northbound left-turn lane on NC115 with 200 feet of storage
- Construct a southbound left-turn lane on NC115 with 200 feet of storage
- Construct a northbound right-turn lane on NC115 with 200 feet of storage
- Construct the westbound approach for the site access to have an exclusive left-turn lane and shared through/right-turn lane. Extend the exclusive left-turn lane storage to the east to the roundabout (approximately 450 feet)
- Restripe the eastbound coach Lane approach to include an exclusive left-turn lane and a shared through/right-turn lane
- Install a traffic signal

Per NCDOT if the proposed RR crossing and RR crossing closures are not approved by the Rail Division and/or Norfolk Southern then NCDOT will need a revised TIA showing alternate access. In addition, to Huntersville comments, the NC 115/Coach Ln/Site Access intersection will require a traffic signal due to the required RR preemption. It will need to be installed and operational prior to opening this site access to traffic. Please revise the TIA to capture all NCDOT comments and resubmit for approvals reviewing the TIA and rail crossing application with comments pending.

Below is text from an email (attached) from Wendy Taylor of NCDOT on 9/2/21 regarding a revised TIA.

The TIA signed and sealed on 8/19/2021, has been reviewed and is approved by NCDOT. Please be advised that the internal streets including existing Caldwell Station Rd. to Mayes Rd. will need to be constructed to town standards for the town to assume/accept it for maintenance. If all of Caldwell Station Rd is not taken over by the town, then Caldwell Station Rd will need to be designed to meet NCDOT standards. This would result in a revision to the entire site plan because we do not allow on-street parking or marked crosswalks and we would want it to be the thru movement at the north side of the site instead of taking a right turn to get to it. In addition, if the existing Caldwell Station Rd is to be used as the construction access to this site, then the full length of Caldwell Station Rd to Mayes Rd will need to be widened and upgraded prior to any construction starting on the site. The existing road does not have the width or pavement structure to support construction traffic. We would also want a maintenance bond to be posted during construction as well.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan

Future Land Use Character Area	Residential Subdivision Design				Residential Type			
	Town-scale Subdivision	Traditional Neighborhood Design (TND)	Conservation (Cluster) Subdivision	Farmhouse Cluster	Live-work Unit	Apartments & Condos	Attached (Townhomes, Duplex, Triplex)	Detached
Walkable, Mixed-Use Center (WMU)	-	☑	-	-	☑	☑	☑	☑
Activity Center	☑	☑	☑	*	☑	*	☑	☑

STAFF COMMENT – The 2040 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.
  Comment: This project will provide a mixture of attached housing and commercial buildings within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Compatibility with the 2040 Community will also be achieved by providing a section of greenway and thoroughfare system.

- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist.
  Comment: The project is adjacent to Old Statesville Rd (NC115). The project will provide a sewer extension to the area and deliver a portion of the Church St minor thoroughfare.

- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Comment: This project will provide a mixture of residential and commercial uses.

- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
  - All buildings shall front a public street or open space.
  - Streets should be connected, have short blocks and sidewalks on both sides of streets.
  - Improve connectivity, particularly for pedestrians and vehicles.
  - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
  - Accommodate a mix of uses and/or housing types.
    In defined Employment Centers some flexibility in the form-baes design principles is allowed including:

- Expanded options for frontage including buildings fronting the street or buffered from major or minor thoroughfares.
- Exceptions to building frontage requirement and public street requirement may be allowable for internal streets in an industrial park or near interstates.

Comment: This project will provide a mixture of attached housing and commercial buildings within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map. Compatibility with the 2040 Community will also be achieved by providing a section of greenway and thoroughfare system.

- **Policy LU 9.1**: In higher intensity areas including Mixed Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles:
  - All homes must front a public street or open space.
  - Front porches and recessed garages are encouraged.
  - On-street parking is required in new developments that have lot widths below 60'. Alley-loading is also encouraged in these cases.

Comment: This project will provide a mixture of uses and housing types. It is located near a future CATS Transit Station. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map.

Policy EV-1.3: Inventory and protect strategic development sites.

- Maintain inventories of privately- and publicly-owned strategic development sites in Huntersville. Pro-actively ensure that these sites are appropriately zoned for targeted development.
- Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize large employment sites' viability.
- Consider a build-out study to develop/refine measurable targets for the residential and nonresidential tax base.

Comment: This project will provide a mixture of uses and housing types. It also reserves area for a future CATS Transit Station. The development is located within the Mixed-Use Center & Employment Center areas identified on the Future Land Use Map.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed rezoning for the Caldwell Crossing Mixed Use Development is consistent with envisioned uses and development pattern set forth in the 2040 Community Plan. The overall character of the project is consistent with the nearby Caldwell Station development.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis was required – see Part 3 of this report.
   - CMS has provided an impact report (Attachment D)

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
JV WASHAM ELEMENTARY	54	39	917	662	138%	19	**141%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	9	**134%**
WILLIAM A. HOUGH HIGH	118.5	100	2485	2097	119%	11	**119%**

- Charlotte water has provided a "Willingness-to-serve" letter. Storm water drainage, water supplies and wastewater and refuse disposal are all available to serve this project and there is capacity to do so. A PCO-1 storm water approval from Town Engineering is required, as well.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources. The Historic Caldwell Station School is adjacent to the site. The applicant has agreed to revise the site plan to remove the offsite grading shown on the Rezoning Plan. Staff has recommended additional buffering adjacent to the school site.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R21-09, Caldwell Crossing Mixed Use Staff recommends approval if outstanding Staff comments, site plan issues, and NCDOT comments are addressed. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1, and EV 1.3.

It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. Modification #1 (Footprint Sq Ft increase), Modification #2 (Side Yard Parking), and Modification #3 (Buffer Disturbance) are in keeping with the Spirit of the Ordinance and therefore supported.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on August 16, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board met on August 24th, 2021.

F. Gammon made a Substitute Motion to Approve R21-09 Caldwell Crossing Mixed Use. The amendment is consistent with Article 11.4.7.d of the Huntersville Zoning Ordinance and as such is consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1 and EV 1.3. Further the amendment is consistent with Article 11.4.7.3 of the Huntersville Zoning Ordinance as follows: the proposed rezoning is consistent with the overall character of envisioned development in the immediate vicinity; the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit services, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal. It is reasonable and in the public interest to amend the rezoning plan because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. With site plan changes to remove the offsite grading near the historic Caldwell Station School and providing additional buffering near the school the

proposed rezoning will not adversely affect a known archeological, environmental, historical, or cultural resource. The Planning Board also recommends approval for: modification #1 – article 3.2.11 (b) of storefront building type to "up to 8,500 sf of first floor areas (12,500 sf total) for each commercial building as the modification is in keeping with the spirit of the ordinance and therefore supported; modification #2 - side yard parking between apartments B&C, E&D, and H&I based upon agreement with staff to provide a 50 foot setback of garages and evergreen screening; modification #3 – buffer disturbances, a 20 foot buffer on the eastern boundary to accomplish grading, applicant will replant buffer in coordination with staff to ensure compliance with zoning ordinance. Approval is contingent upon the applicant obtaining approval from NCDOT rail and Norfolk Southern to close the Mayes Road and Caldwell Station Crossing sites and approval to open a new crossing site at the intersection of Highway 115 and Colony Road. Revising the site plan to remove off-site grading at the historical Caldwell Station and the Lake Norman Church of Christ. Working with staff to provide additional buffering adjacent to the Caldwell Station site. Submitting specific building elevations for proposed structures. Clarifying how the townhomes adjacent to the greenway will be assessed to meet standards and addressing all outstanding redline comments with staff and an additional request that the applicant continue working with Lake Norman Church of Christ to resolve concerns regarding connection and entry to church from Highway 115 and access to sewer, stormwater and develop BMPs. J. Davis seconded the motion. The motion passed unanimously (9-0).

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for September 20, 2021.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application
B – Proposed CD Rezoning Plan
C – Neighborhood Meeting Report (June 29, 2021)
D – CMS Student Report
E – Charlotte Water WTS Letter
F – Apartment Elevations

PART 10: CONSISTENCY STATEMENT – R21-09 Caldwell Crossing Mixed Use

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R21-09, Caldwell Crossing Mixed Use Staff recommends approval if outstanding Staff comments, site plan issues, and NCDOT comments are addressed. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1, and EV 1.3. It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. Modification #1 (Footprint Sq Ft increase), Modification #2 (Side Yard Parking), and Modification #3 (Buffer Disturbance) are in keeping with the Spirit of the Ordinance and therefore supported.	APPROVAL: In considering the proposed rezoning application R21-09 Caldwell Crossing Mixed Use. The amendment is consistent with Article 11.4.7.d of the Huntersville Zoning Ordinance and as such is consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1 and EV 1.3. Further the amendment is consistent with Article 11.4.7.3 of the Huntersville Zoning Ordinance as follows: the proposed rezoning is consistent with the overall character of envisioned development in the immediate vicinity; the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit services, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal. It is reasonable and in the public interest to amend the rezoning plan because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. With site plan changes to remove the offsite grading near the historic Caldwell Station School and providing additional buffering near the school the proposed rezoning will not adversely affect a known archeological, environmental, historical, or cultural resource. The Planning Board also recommends approval for: modification #1 – article 3.2.11 (b) of storefront building type to “up to 8,500 sf of first floor areas (12,500 sf total) for each commercial building as the modification is in keeping with the spirit of the ordinance and therefore supported; modification #2 - side yard parking between apartments B&C, E&D, and H&I based upon agreement with staff to provide a 50 foot setback of garages and evergreen	APPROVAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

	screening; modification #3 – buffer disturbances, a 20 foot buffer on the eastern boundary to accomplish grading, applicant will replant buffer in coordination with staff to ensure compliance with zoning ordinance. Approval is contingent upon the applicant obtaining approval from NCDOT rail and Norfolk Southern to close the Mayes Road and Caldwell Station Crossing sites and approval to open a new crossing site at the intersection of Highway 115 and Colony Road. Revising the site plan to remove off-site grading at the historical Caldwell Station and the Lake Norman Church of Christ. Working with staff to provide additional buffering adjacent to the Caldwell Station site. Submitting specific building elevations for proposed structures. Clarifying how the townhomes adjacent to the greenway will be assessed to meet standards and addressing all outstanding redline comments with staff and an additional request that the applicant continue working with Lake Norman Church of Christ to resolve concerns regarding connection and entry to church from Highway 115 and access to sewer, stormwater and develop BMPs.	
		DENIAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ☒ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☒ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application April 03, 2021

Name of Project Caldwell Crossing Mixed Use Phase # (if subdivision) _____

Project Address Statesville Road (HWY 115) (17506 Caldwell Station Road per County Address Verification)

Parcel Identification Number(s) (PIN) 01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211

Current Zoning District CB-CD, TR Proposed District (for rezoning only) TND-U

Property Size (acres) 38.10 Acres (GIS) Street Frontage (feet) 1,270 Feet (GIS)

Current Land Use Detached Residential, Industrial, Vacant (GIS)

Proposed Land Use(s) Commercial, Multi-Family Residential, Multi-Family Senior Living, Attached Residential

Is the project within Huntersville's corporate limits?
Yes X No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Requesting zoning map amendment (rezoning) to allow for a mixed-use development on approximately 38.10 Acres (GIS) within the Town's corporate limits.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name CapRock LLC Phone (704) 390-7853

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Printed Name: Mark Mahoney

Title VP of Development Email mmahoney@caprockinvest.com

Address of Applicant 2410 Dunavan Street, Charlotte, NC 28203

7. Property Owner (if different than applicant)

See attached Joinder and Consent of Application Documents

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature_____ Printed Name _____

Title_____ Email_____

Address of Property Owner_____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

CapRock Development	Mark Mahoney	(704) 390-7853	mmahoney@caprockinvest.com
Development Firm	Name of Contact	Phone	Email
ColeJenest & Stone, P.A.	Lucas A. Shires	(704)971-4537	lshires@colejeneststone.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this _____ day of _____, 2021, by Richard B. Hoke and Tamala D. Hoke ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Caldwell Crossing filed by CapRock, LLC ("Applicant") in connection with the property identified as Parcel Number 01103211 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:
Richard B. Hoke

Signature: Richard B. Hoke
Printed Name: Richard B. Hoke
Title: Owner

Tamala D. Hoke

Signature: _____
Printed Name: _____
Title: _____

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 21 day of 2021, 2021, by Richard B. Hoke and Tamala D. Hoke ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Caldwell Crossing filed by CapRock, LLC ("Applicant") in connection with the property identified as Parcel Number 01103211 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:
Richard B. Hoke

Signature: _____
Printed Name: _____
Title: _____

Tamala D. Hoke

Signature: Tamala D Hoke
Printed Name: Tamala D Hoke
Title: co-owner

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 21st day of April, 2021, by Candi Wilson ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Caldwell Crossing filed by CapRock, LLC ("Applicant") in connection with the property identified as Parcel Numbers 1103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

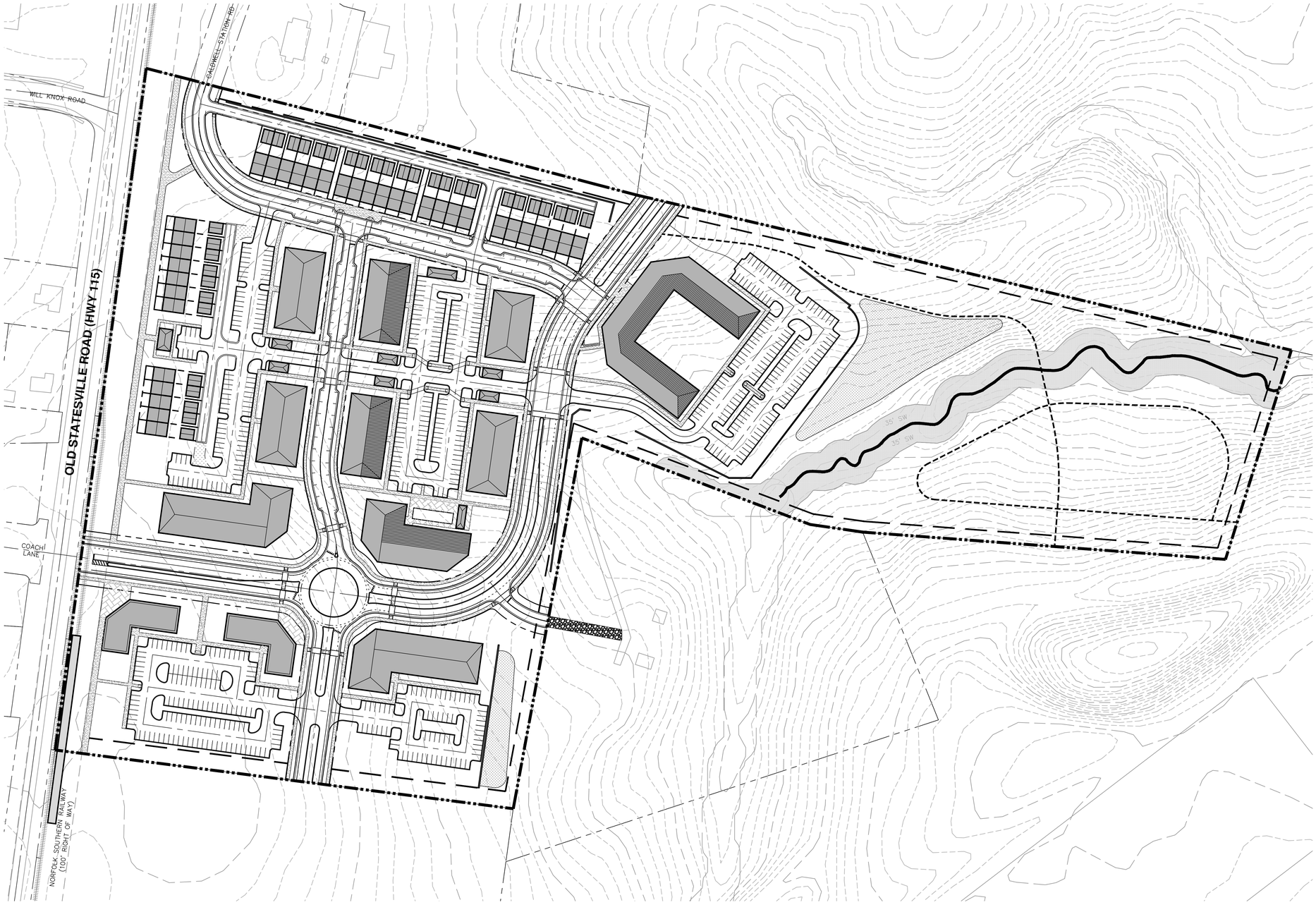
6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

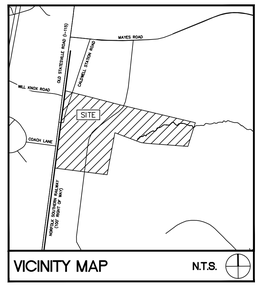
Candi Wilson

Signature: Candi Wilson
Printed Name: Candi Wilson
Title: Owner

CALDWELL CROSSING
MIXED USE REZONING - R21-09

HUNTERSVILLE, NC
EPM # 422167





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVERY NOT YET ISSUED. CURRENT PLAN SET IS BASED OFF OF GEOGRAPHICAL INFORMATION SYSTEM (GIS) DATA PROVIDED BY MECKLENBURG COUNTY AT https://polaris3g.mecklenburgcounty.nc.gov/.

SHEET LIST

RZ-000	COVER SHEET
RZ-100	EXISTING CONDITIONS
RZ-101	TREE PRESERVATION
RZ-102	TREE PRESERVATION NOTES
RZ-103	SLOPE ANALYSIS
RZ-104	SOIL + STREAM ANALYSIS
RZ-200	SKETCH PLAN
RZ-201	BLOCK AND PERIMETER LENGTHS
RZ-202	STREET SECTIONS
RZ-203	DEVELOPMENT NOTES
RZ-204	ARCHITECTURAL ELEVATIONS
RZ-205	ZONING MAP
RZ-300	PRELIMINARY GRADING PLAN
RZ-301	DRAINAGE AREA MAP PRE-DEVELOPMENT
RZ-302	DRAINAGE AREA MAP POST-DEVELOPMENT
RZ-400	ADJACENT PARCEL MAP
RZ-401	ADJACENT PARCEL INFORMATION
RZ-500	EMERGENCY VEHICLE ACCESS
RZ-501	VEHICLE ACCESS
RZ-502	SITE ENLARGEMENT
RZ-600	LANDSCAPE PLAN

TRANSPORTATION IMPROVEMENTS

THE TRANSPORTATION IMPACT ANALYSIS (TIA) AND IMPROVEMENT RECOMMENDATIONS ASSUMES A NEW RAILROAD CROSSING AT COACH LANE WITH THE CLOSURE OF BOTH THE EXISTING MAYES ROAD AND CALDWELL STATION RAILROAD CROSSINGS.

CALDWELL STATION ROAD
- TRAVEL LANES TO BE WIDENED TO 11'
- PAVEMENT STRUCTURE TO BE TRUCK BEARING
- CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH 100' OF STORAGE.

NC-73 (SAM FURR) AT NC-115 (OLD STATESVILLE ROAD)
- CONSTRUCT A SECOND NORTHBOUND LEFT-TURN LANE ON NC-115 WITH 275' OF STORAGE

NC-115 (OLD STATESVILLE ROAD) AT COACH LANE/ SITE ACCESS
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON NC-115 WITH 200' OF STORAGE
- CONSTRUCT A SOUTHBOUND LEFT-TURN LANE ON NC-115 WITH 200' OF STORAGE
- CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON NC-115 WITH 200' OF STORAGE
- CONSTRUCT THE WESTBOUND APPROACH FOR THE SITE ACCESS TO HAVE AN EXCLUSIVE LEFT-TURN LANE AND SHARED THROUGH/RIGHT-TURN LANE. EXTEND THE EXCLUSIVE LEFT-TURN LANE STORAGE TO THE EAST TO THE ROUNDABOUT (APPROXIMATELY 450')
- RE-STRIPE THE EASTBOUND COACH LANE APPROACH TO INCLUDE AN EXCLUSIVE LEFT-TURN LANE AND A SHARED THROUGH/RIGHT-TURN LANE
- INSTALL A TRAFFIC SIGNAL WHEN WARRANTED

North Carolina 811 www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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Realizing the Possibilities

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Landscape Architecture
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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

COVER SHEET

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 THOMAS A. STANLEY

PRELIMINARY NOT FOR CONSTRUCTION

08/20/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-000

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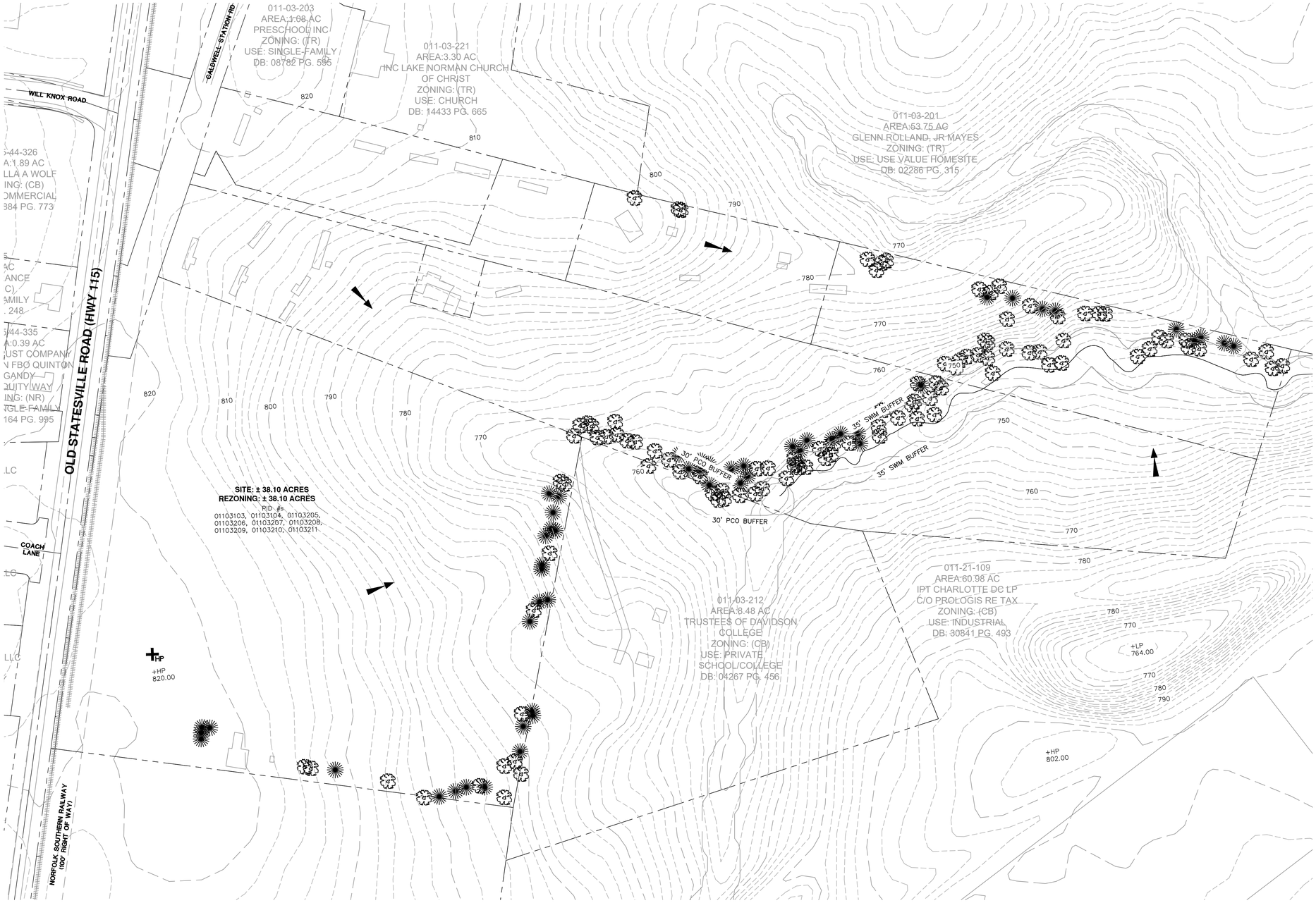
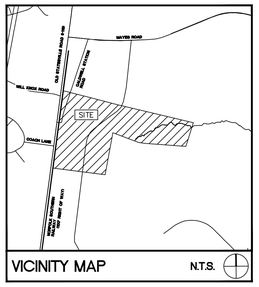
ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- LOCAL HIGH POINTS
- FLOW DIRECTION
- EXISTING TREE LINE
- ZONING BOUNDARY

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE–FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

North Carolina 811 www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

EXISTING CONDITIONS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL No. 1992
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=80'
0 40' 80' 160'
N

RZ-100

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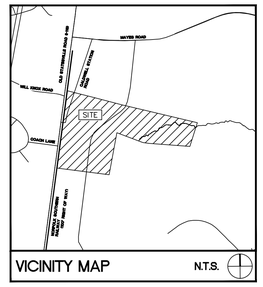

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING NON-SPECIMEN TREE TO BE REMOVED
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO BE RETAINED

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

CALDWELL CROSSING MIXED USE				
TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
25	30%	12	±48%	0

EXISTING (%) OF SITE COVERED BY TREE CANOPY (38.10 AC TOTAL SITE AREA)	REQUIRED TREE CANOPY TO BE RETAINED BY DISTRICT: TND-U	PROPOSED TREE CANOPY TO BE RETAINED (%) OF TOTAL SITE AREA
±68.5% (±26.08 AC)	0% (±0.00AC)	±19.5% (±7.43 AC)

*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
– SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
– LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

NOTE:FINAL TREE CANOPY RETENTION AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING

811 North Carolina www.nc811.org

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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

TREE PRESERVATION

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 SEAL A. SIMS

PRELIMINARY NOT FOR CONSTRUCTION

09/20/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-101

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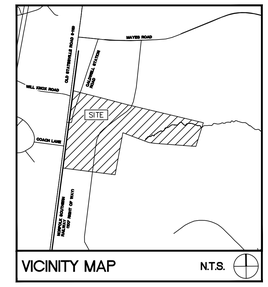
ColeJenest & Stone, P.A. 2020©

TREE TABLE

TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY	TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY
1	CEDAR 2'	NON-SPECIMEN	REMOVE	78	OAK 12"	NON-SPECIMEN	RETAIN
2	CEDAR 18"	NON-SPECIMEN	REMOVE	79	CEDAR 14"	NON-SPECIMEN	RETAIN
3	CEDAR 24"	SPECIMEN	REMOVE	80	PINE 12"	NON-SPECIMEN	REMOVE
4	CEDAR 24"	SPECIMEN	REMOVE	81	PINE 12"	NON-SPECIMEN	REMOVE
5	OAK 15"	NON-SPECIMEN	REMOVE	82	OAK 15"	NON-SPECIMEN	RETAIN
6	OAK 12"	NON-SPECIMEN	REMOVE	83	OAK 12"	NON-SPECIMEN	RETAIN
7	PINE 12"	NON-SPECIMEN	REMOVE	84	OAK 12"	NON-SPECIMEN	RETAIN
8	OAK 12"	NON-SPECIMEN	RETAIN	85	OAK 18"	NON-SPECIMEN	RETAIN
9	OAK 15"	NON-SPECIMEN	RETAIN	86	PINE 14"	NON-SPECIMEN	RETAIN
10	PINE 22"	NON-SPECIMEN	RETAIN	87	PINE 12"	NON-SPECIMEN	RETAIN
11	OAK 34"	SPECIMEN	RETAIN	88	OAK 14"	NON-SPECIMEN	RETAIN
12	PINE 15"	NON-SPECIMEN	REMOVE	89	CEDAR 14"	NON-SPECIMEN	RETAIN
13	OAK 15"	NON-SPECIMEN	REMOVE	90	PINE 18"	NON-SPECIMEN	RETAIN
14	PINE 14"	NON-SPECIMEN	REMOVE	91	OAK 16"	NON-SPECIMEN	RETAIN
15	PINE 15"	NON-SPECIMEN	RETAIN	92	OAK 32"	SPECIMEN	RETAIN
16	OAK 35"	SPECIMEN	RETAIN	93	OAK 18" 14" 14"	NON-SPECIMEN	RETAIN
17	OAK 15"	NON-SPECIMEN	REMOVE	94	OAK 18"	NON-SPECIMEN	RETAIN
18	OAK 12"	NON-SPECIMEN	REMOVE	95	OAK 16"	NON-SPECIMEN	RETAIN
19	PINE 12"	NON-SPECIMEN	REMOVE	96	OAK 20"	NON-SPECIMEN	RETAIN
20	PINE 15"	NON-SPECIMEN	REMOVE	97	OAK 12"	NON-SPECIMEN	RETAIN
21	OAK 12"	NON-SPECIMEN	REMOVE	98	OAK 15" 12" 10"	NON-SPECIMEN	RETAIN
22	PINE 15"	NON-SPECIMEN	RETAIN	99	OAK 12"	NON-SPECIMEN	RETAIN
23	PINE 12"	NON-SPECIMEN	RETAIN	100	CEDAR 12"	NON-SPECIMEN	REMOVE
24	PINE 15"	NON-SPECIMEN	REMOVE	101	OAK 26"	SPECIMEN	REMOVE
25	OAK 14"	NON-SPECIMEN	REMOVE	102	OAK 32"	SPECIMEN	RETAIN
26	PINE 12"	NON-SPECIMEN	REMOVE	103	OAK 30"	SPECIMEN	RETAIN
27	PINE 12"	NON-SPECIMEN	RETAIN	104	OAK 15"	NON-SPECIMEN	REMOVE
28	PINE 14"	NON-SPECIMEN	REMOVE	105	OAK 18"	NON-SPECIMEN	REMOVE
29	PINE 14"	NON-SPECIMEN	REMOVE	106	OAK 30"	SPECIMEN	REMOVE
30	OAK 24"	SPECIMEN	REMOVE	107	OAK 28"	SPECIMEN	REMOVE
31	PINE 12"	NON-SPECIMEN	REMOVE	108	OAK 12"	NON-SPECIMEN	RETAIN
32	PINE 12"	NON-SPECIMEN	REMOVE	109	OAK 16"	NON-SPECIMEN	RETAIN
33	PINE 20"	NON-SPECIMEN	REMOVE	110	OAK 14"	NON-SPECIMEN	REMOVE
34	PINE 12"	NON-SPECIMEN	REMOVE	111	OAK 22"	NON-SPECIMEN	REMOVE
35	PINE 14"	NON-SPECIMEN	REMOVE	112	OAK 14"	NON-SPECIMEN	REMOVE
36	OAK 22"	NON-SPECIMEN	REMOVE	113	OAK 12"	NON-SPECIMEN	RETAIN
37	OAK 32"	SPECIMEN	REMOVE	114	OAK 12"	NON-SPECIMEN	RETAIN
38	PINE 12"	NON-SPECIMEN	REMOVE	115	OAK 24"	SPECIMEN	RETAIN
39	OAK 18"	NON-SPECIMEN	RETAIN	116	OAK 15"	NON-SPECIMEN	RETAIN
40	OAK 15"	NON-SPECIMEN	REMOVE	117	OAK 18"	NON-SPECIMEN	RETAIN
41	OAK 15"	NON-SPECIMEN	REMOVE	118	OAK 26"	SPECIMEN	RETAIN
42	OAK 12"	NON-SPECIMEN	REMOVE	119	OAK 14"	NON-SPECIMEN	RETAIN
43	OAK 16"	NON-SPECIMEN	REMOVE	120	OAK 12" 10"	NON-SPECIMEN	RETAIN
44	OAK 16"	NON-SPECIMEN	REMOVE	121	OAK 15"	NON-SPECIMEN	RETAIN
45	OAK 12"	NON-SPECIMEN	REMOVE	122	PINE 12"	NON-SPECIMEN	RETAIN
46	OAK 12"	NON-SPECIMEN	REMOVE	123	OAK 18"	NON-SPECIMEN	RETAIN
47	OAK 18"	NON-SPECIMEN	REMOVE	124	PINE 16"	NON-SPECIMEN	RETAIN
48	OAK 12"	NON-SPECIMEN	REMOVE	125	OAK 24"	SPECIMEN	RETAIN
49	OAK 30"	SPECIMEN	REMOVE	126	CEDAR 12"	NON-SPECIMEN	REMOVE
50	OAK 14"	NON-SPECIMEN	REMOVE	127	OAK 12"	NON-SPECIMEN	REMOVE
51	PINE 14"	NON-SPECIMEN	REMOVE	128	OAK 12" 15"	NON-SPECIMEN	REMOVE
52	OAK 24"	SPECIMEN	RETAIN	129	CEDAR 12"	NON-SPECIMEN	REMOVE
53	OAK 14"	NON-SPECIMEN	RETAIN	130	OAK 18"	NON-SPECIMEN	REMOVE
54	PINE 12"	NON-SPECIMEN	RETAIN	131	OAK CLUSTER	NON-SPECIMEN	RETAIN
55	PINE 15"	NON-SPECIMEN	RETAIN	132	OAK 24"	SPECIMEN	RETAIN
56	OAK 12"	NON-SPECIMEN	RETAIN	133	OAK 12"	NON-SPECIMEN	RETAIN
57	PINE 22"	NON-SPECIMEN	RETAIN	134	OAK 16"	NON-SPECIMEN	RETAIN
58	OAK 12"	NON-SPECIMEN	RETAIN	135	PINE 12"	NON-SPECIMEN	RETAIN
59	OAK 18"	NON-SPECIMEN	RETAIN	136	OAK 12"	NON-SPECIMEN	RETAIN
60	OAK 15"	NON-SPECIMEN	RETAIN	137	OAK 14"	NON-SPECIMEN	RETAIN
61	OAK 14"	NON-SPECIMEN	RETAIN	138	PINE 14"	NON-SPECIMEN	RETAIN
62	OAK 12"	NON-SPECIMEN	RETAIN	139	OAK 16"	NON-SPECIMEN	RETAIN
63	PINE 12"	NON-SPECIMEN	RETAIN	140	PINE 16"	NON-SPECIMEN	RETAIN
64	OAK 20"	NON-SPECIMEN	RETAIN	141	PINE 24"	SPECIMEN	RETAIN
65	OAK 20"	NON-SPECIMEN	RETAIN	142	OAK 24"	SPECIMEN	RETAIN
66	PINE 20"	NON-SPECIMEN	RETAIN	143	OAK 18"	NON-SPECIMEN	RETAIN
67	PINE 20"	NON-SPECIMEN	REMOVE	144	OAK 16"	NON-SPECIMEN	RETAIN
68	PINE 16"	NON-SPECIMEN	REMOVE	145	OAK 18"	NON-SPECIMEN	RETAIN
69	PINE 12"	NON-SPECIMEN	REMOVE	146	CEDAR 12"	NON-SPECIMEN	RETAIN
70	PINE 18"	NON-SPECIMEN	REMOVE	147	OAK 40"	SPECIMEN	REMOVE
71	OAK 12"	NON-SPECIMEN	REMOVE	148	OAK 24"	SPECIMEN	REMOVE
72	OAK 14"	NON-SPECIMEN	RETAIN	149	OAK 16"	NON-SPECIMEN	REMOVE
73	OAK 14"	NON-SPECIMEN	RETAIN	150	OAK 18"	NON-SPECIMEN	REMOVE
74	OAK 12"	NON-SPECIMEN	RETAIN	151	OAK 16"	NON-SPECIMEN	REMOVE
75	OAK 18"	NON-SPECIMEN	RETAIN	152	OAK 38"	SPECIMEN	REMOVE
76	OAK 16"	NON-SPECIMEN	RETAIN	153	OAK 38"	SPECIMEN	REMOVE
77	OAK 16"	NON-SPECIMEN	RETAIN	154	OAK 48"	SPECIMEN	REMOVE



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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

TREE PRESERVATION NOTES

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 SEAL
PRELIMINARY NOT FOR CONSTRUCTION
09/20/2021

RZ-102

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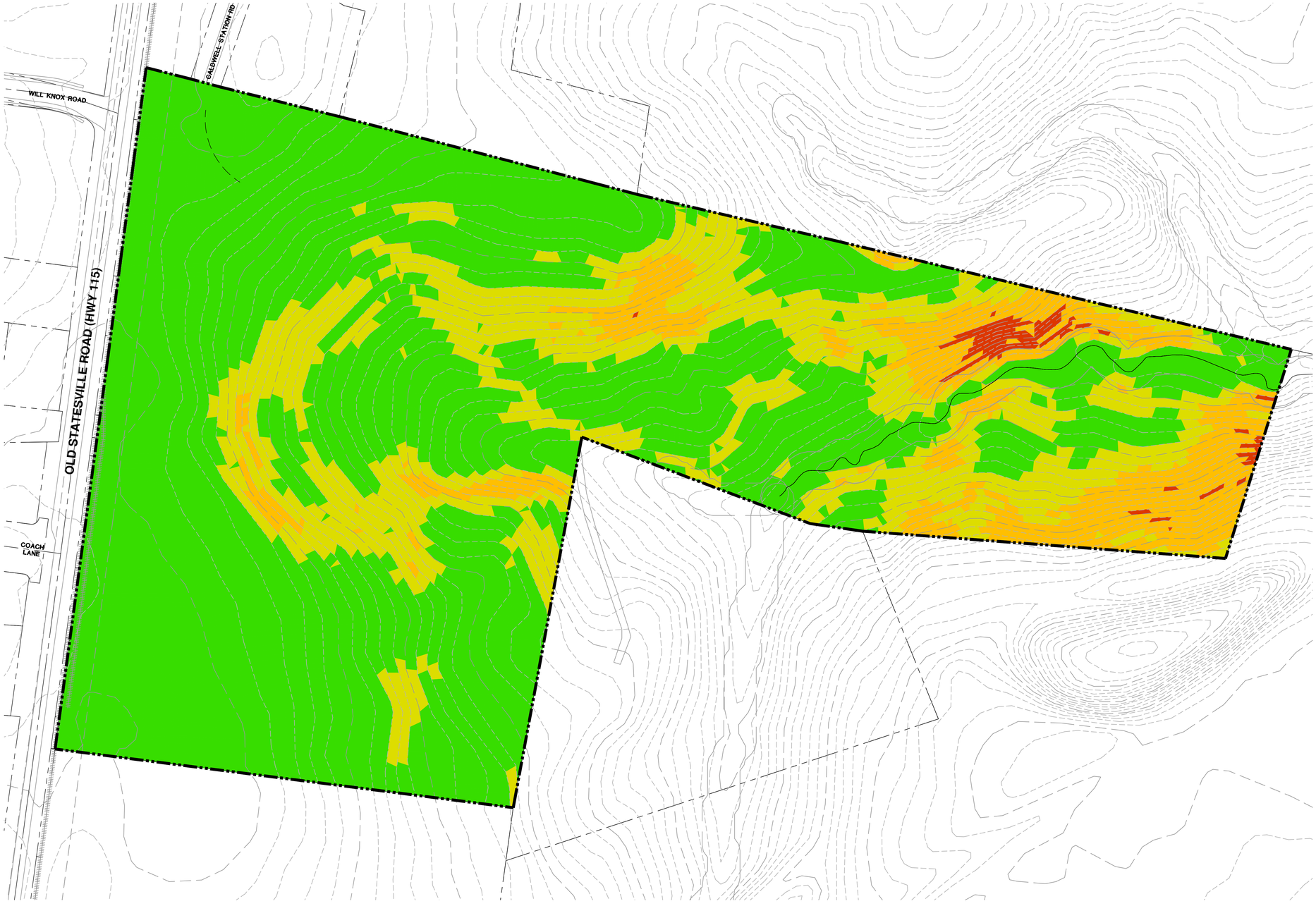

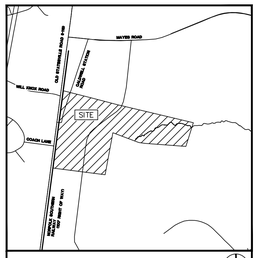

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- SLOPES LESS THAN 10% – 25.72 AC
- SLOPES BETWEEN 10% – 15% – 8.41 AC
- SLOPES BETWEEN 15% – 25% – 3.67 AC
- SLOPES GREATER THAN 25% – 0.31 AC

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE–FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

North Carolina 811 www.ncc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SLOPE ANALYSIS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 LUCAS A. SHINN
08/20/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-103

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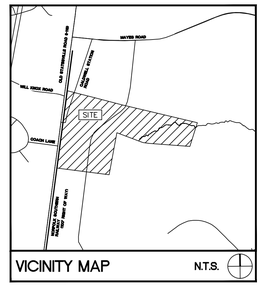

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LEGEND

SYMBOL

- ZONING BOUNDARY
- HYDROLOGIC SOILS GROUP "B"
- HYDROLOGIC SOILS GROUP "C"
- HYDROLOGIC SOILS GROUP "D"

CeB2– CECIL SANDY CLAY LOAM, 2–8% SLOPES (B)
CeD2– CECIL SANDY CLAY LOAM, 2–8% SLOPES (B)
EnB – ENON SANDY LOAM, 2–8% SLOPES (C)
HeB – HELENA SANDY LOAM, 2–8% SLOPES (D)
PaE – PACOLET SANDY LOAM, 10–25% SLOPES (B)

SUMMARY:

HYDROLIC SOIL GROUP B:	26.94 AC (85%)
HYDROLIC SOIL GROUP C:	0.52 AC (2%)
HYDROLIC SOIL GROUP D:	4.15 AC (13%)
TOTAL SITE:	31.61 AC

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE–FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SOIL & STREAM ANALYSIS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL No. 1992 CHASE A. SYME
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-104

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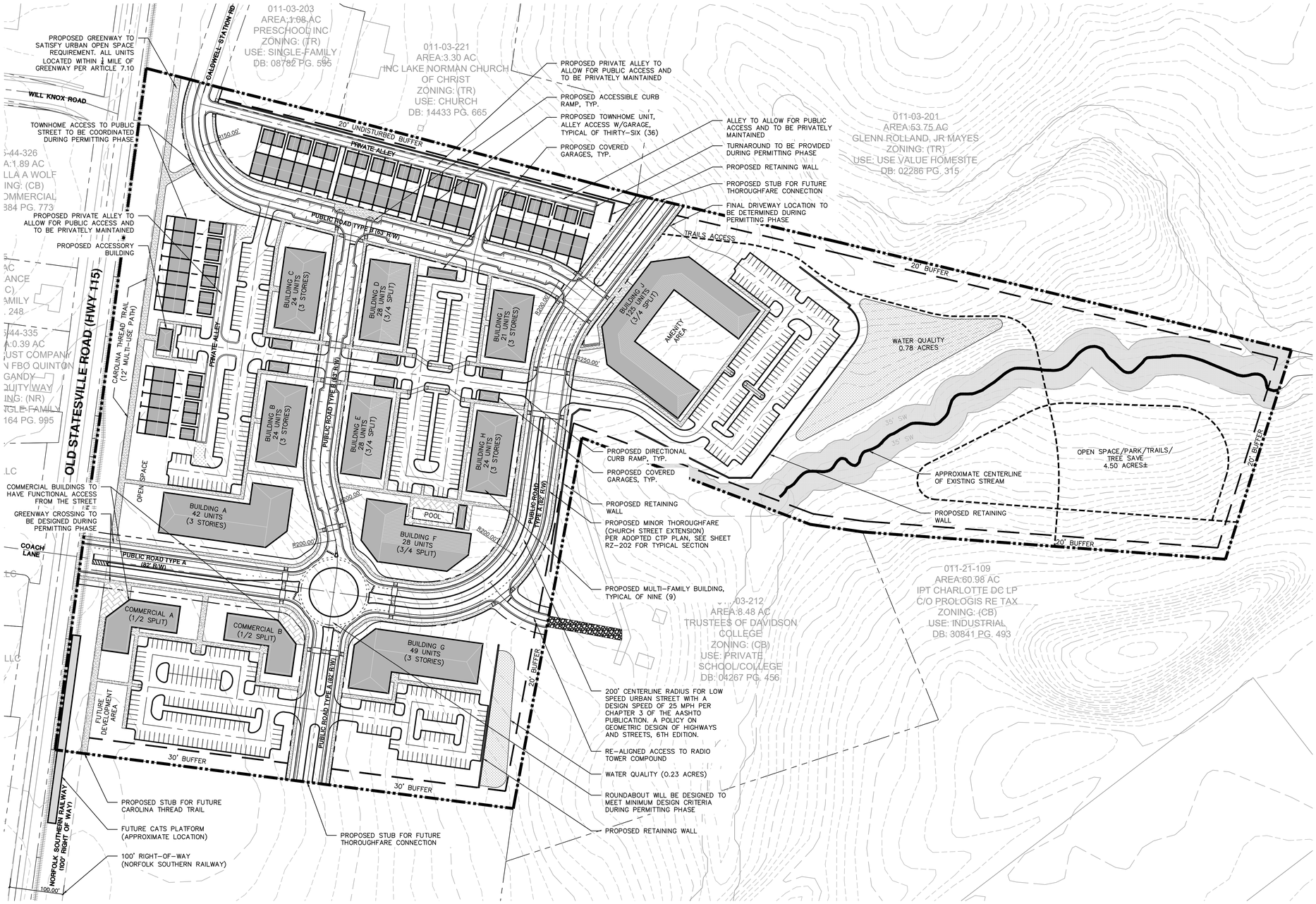

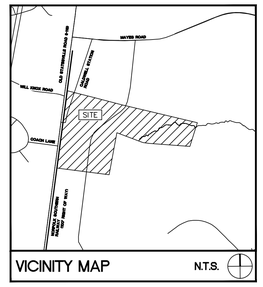

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- SCHEMATIC BUILDING FOOTPRINTS
- SCHEMATIC WATER QUALITY LOCATION
- SCHEMATIC SIDEWALK LOCATION
- SCHEMATIC TRAIL LOCATION

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

NOTE:

PEDESTRIAN ACCESS TO BE 8' CONCRETE SIDEWALK (WITH DECORATIVE AND DISTINCTIVE SCORING PATTERN) WITH ENHANCED PEDESTRIAN CROSSINGS (DECORATIVE) IN THE DRIVE AISLES, ENHANCED LANDSCAPING, AND POSSIBLE BENCHES AND/OR SEATING WALLS.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SKETCH PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOSTON & MEANS NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL No. 1992 JOSEPH A. SMITH
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-200

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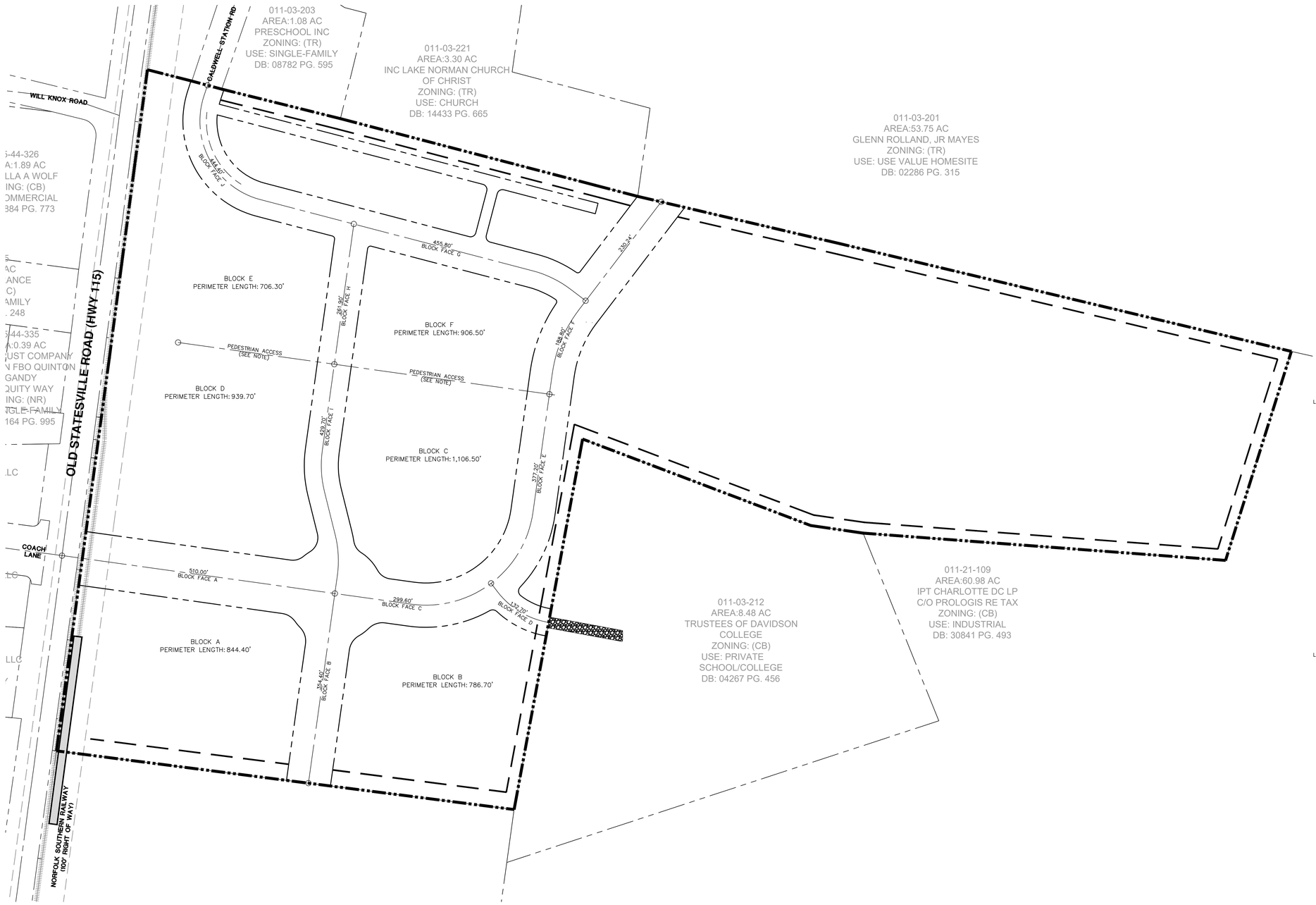
DEVELOPMENT SUMMARY

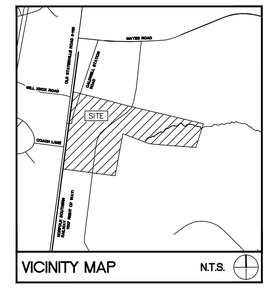
PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

BLOCK LENGTHS

BLOCK A	
-PERIMETER LENGTH:	844.40'
-BLOCK FACE A	510.00'
-BLOCK FACE B	354.40'
BLOCK B	
-PERIMETER LENGTH:	786.70'
-BLOCK FACE C:	299.60
-BLOCK FACE B:	354.40'
-BLOCK FACE D:	132.70'
BLOCK C	
-PERIMETER LENGTH:	1,106.5'
-BLOCK FACE C:	299.60'
-BLOCK FACE E	377.20'
-BLOCK FACE I:	429.70'
BLOCK D	
-PERIMETER LENGTH:	939.70'
-BLOCK FACE I:	429.70
-BLOCK FACE A:	510.00'
BLOCK E	
-PERIMETER LENGTH:	706.30'
-BLOCK FACE J:	444.40'
-BLOCK FACE H:	261.90'
BLOCK F	
-PERIMETER LENGTH	906.50'
-BLOCK FACE G:	455.80'
-BLOCK FACE H:	261.90'
-BLOCK FACE F:	188.80'
BLOCK LENGTH AVERAGE:	480.9'
BLOCK PERIMETER LENGTH AVERAGE:	881.70'





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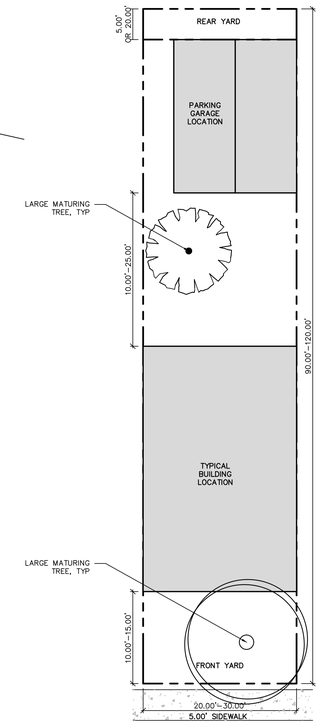
LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- BLOCK LENGTH / INTERSECTION
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- LIMITS OF VEGETATED BUFFERS

NOTE:

PEDESTRIAN ACCESS TO BE 8' CONCRETE SIDEWALK (DECORATIVE AND DISTINCTIVE SCORING PATTERN) WITH ENHANCED PEDESTRIAN CROSSINGS (DECORATIVE) IN THE DRIVE AISLES, ENHANCED LANDSCAPING, AND POSSIBLE BENCHES AND/OR SEATING WALLS.



ATTACHED LOT TYPICAL LAYOUT
SCALE: 1'=10'

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

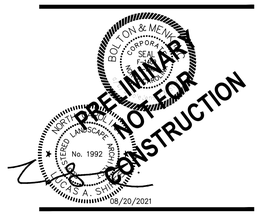
BLOCK AND PERIMETER LENGTHS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS



SCALE: 1"=80'
0 40' 80' 160'

N

RZ-201

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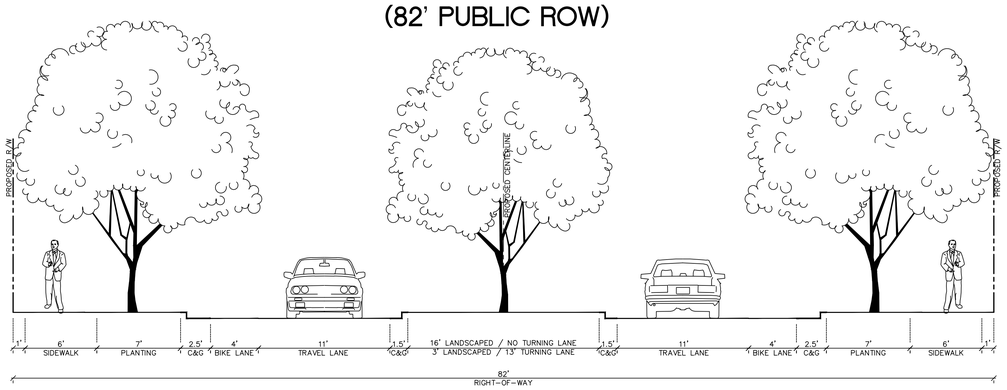
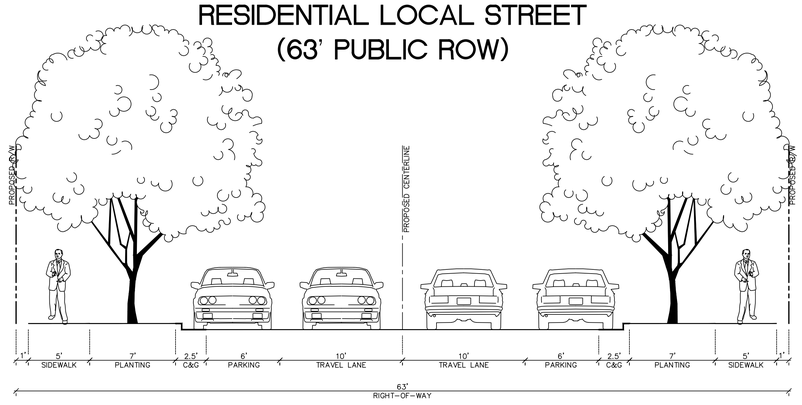
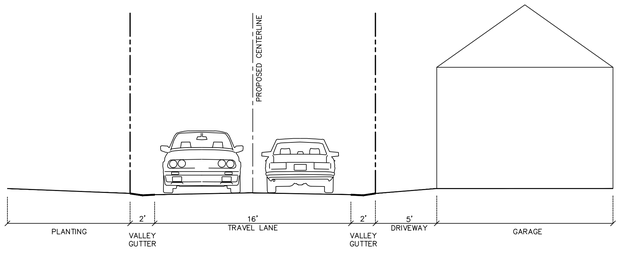
PROPOSED PUBLIC ROAD TYPE A
MINOR THOROUGHFARE
(82' PUBLIC ROW)

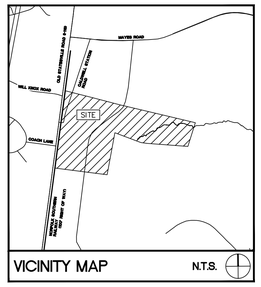


PROPOSED PUBLIC ROAD TYPE B
RESIDENTIAL LOCAL STREET
(63' PUBLIC ROW)



PRIVATE ALLEY





SURVEY DISCLAIMER

SURVERY NOT YET ISSUED. CURRENT PLAN SET IS BASED OFF OF GEOGRAPHICAL INFORMATION SYSTEM (GIS) DATA PROVIDED BY MECKLENBURG COUNTY AT https://polaris3g.mecklenburgcounty.nc.gov/.

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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

STREET SECTIONS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=5'
0 2.5' 5' 10'

N

RZ-202

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SITE PLAN DATA TABLE

PROJECT NAME:	CALDWELL CROSSING MIXED USE
PARCEL NUMBER(S):	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	±38.10 ACRES (GIS)
REZONING ACREAGE:	±38.10 ACRES (GIS)
PRINCIPAL USES:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (AGE RESTRICTED), ATTACHED RESIDENTIAL
BUILDING TYPE/HEIGHT:	COMMERCIAL(SHOPFRONT): UP TO 48' (EXCLUDES ROOF) MULTI-FAMILY: UP TO 36' (EXCLUDES ROOF) SINGLE FAMILY ATTACHED: UP TO 30' (EXCLUDES ROOF)
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U
COMMERCIAL SQUARE FOOTAGE:	25,000 SF ± (ALL LEVELS)
TOTAL PARKING REQUIRED:	50 SPACES (1 SPACE PER 500 SF)
TOTAL PARKING PROVIDED:	140 SPACES (4.08 SPACES PER 1,000 SF)
MULTI-FAMILY UNITS:	268 UNITS
TOTAL PARKING REQUIRED:	402 SPACES (1.5 SPACES PER UNIT)
TOTAL PARKING PROVIDED:	402 SPACES (1.5 SPACES PER UNIT)
MULTI-FAMILY (AGE RESTRICTED) UNITS:	125 UNITS
TOTAL PARKING REQUIRED:	125 SPACES (1 SPACE PER UNIT)
TOTAL PARKING PROVIDED:	140 SPACES (1.12 SPACES PER UNIT)
ATTACHED RESIDENTIAL UNITS:	35 UNITS (TOWNHOMES)
TOTAL PARKING REQUIRED:	70 SPACES (2 SPACES PER UNITS)
TOTAL PARKING PROVIDED:	70 SPACES (2 GARAGE SPACES PER UNIT) 11 SPACES (GUEST PARKING, ON-STREET)
TOWNHOMES:	
LOT SIZE RANGE:	1,800 SF - 3,600 SF
LOT LENGTHS:	90'-120'
LOT WIDTHS:	20'-30'
WATERSHED:	CLARKE WATERSHED
IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA:	±1.55 ACRES (4.74%)
PROPOSED IMPERVIOUS AREA:	±17.67 ACRES (46.90%)

JURISDICTIONAL STREAMS MAY VARY WITH UPDATED ENVIRONMENTAL ASSESSMENT.
TREE SURVEY IN PROGRESS.

BUILDING DEVELOPMENT SUMMARY

COMMERCIAL A:	SHOPFRONT ±8,500 SF FOOTPRINT (1/2 STORIES, SPLIT LEVEL) ±12,500 SF TOTAL REQUIRES 25 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL B:	SHOPFRONT ±8,500 SF FOOTPRINT (1/2 STORIES, SPLIT LEVEL) ±12,500 SF TOTAL REQUIRES 25 SPACES (1 SPACE PER 500 SQFT)
BUILDING A :	MULTI-FAMILY ±20,000 SF FOOTPRINT (3-STORY) 42 UNITS
BUILDING B :	MULTI-FAMILY ±11,250 SF FOOTPRINT (3-STORY) 24 UNITS
BUILDING C:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3-STORY) 24 UNITS
BUILDING D:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3/4 STORIES) 28 UNITS
BUILDING E:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3/4 STORIES) 28 UNITS
BUILDING F:	MULTI-FAMILY ±13,250 SF FOOTPRINT (3/4 STORIES) 28 UNITS, LEASING
BUILDING G:	MULTI-FAMILY ±20,000 SF FOOTPRINT (3-STORY) 49 UNITS
BUILDING H:	MULTI-FAMILY ±11,250 SF FOOTPRINT (3-STORY) 24 UNITS
BUILDING I:	MULTI-FAMILY ±9,375 SF FOOTPRINT (3-STORY) 21 UNITS
BUILDING J:	MULTI-FAMILY (AGE RESTRICTED) ±33,250 SF FOOTPRINT (3/4 STORIES) 125 UNITS
CLUBHOUSE:	CLUB TBD SF

TOTAL BUILDING SQUARE FOOTAGE

MULTIFAMILY:	±118,875 SF
AGE RESTRICTED:	±33,250 SF
COMMERCIAL:	±25,000 SF
ATTACHED RESIDENTIAL:	±35,000 SF
CLUBHOUSE SF:	±TBD

BUILDING BUILD-TO-RANGE (BTR)/SETBACK TABLE

SHOPFRONT / ATTACHED RESIDENTIAL	
BUILD-TO-RANGE:	0' - 15' (MEASURED FROM NORFOLK SOUTHERN R/W)
SIDE SETBACK:	0'
REAR SETBACK:	0'
ATTACHED HOUSE	
BUILD-TO-RANGE:	0' - 25'
SIDE SETBACK:	0' MIN
REAR SETBACK:	5' MIN
APARTMENT BUILDING	
BUILD-TO-RANGE:	0' - 25'
SIDE SETBACK:	8' MIN
REAR SETBACK:	0'

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY CAPROCK, LLC ("PETITIONER") ON MAY 3, 2021 (THE "FILING DATE") AS REZONING PETITION R-21-09 & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 38.10 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS CALDWELL CROSSING MIXED USE (THE "PROJECT") IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01103211, 01103205, 01103207, 01103210, 01103209, 01103206 AND 01103208, 001103104, 001103103 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CORPORATE BUSINESS AND TRANSITIONAL RESIDENTIAL ZONING DISTRICTS TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT-U-CD IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING AND SKETCH PLANS.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 160D-108.1

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE TND-U ZONING DISTRICT, INCLUDING MULTI-FAMILY RESIDENTIAL, ATTACHED RESIDENTIAL, RETIREMENT COMMUNITY, AND COMMERCIAL USES AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS,—STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

10. LANDSCAPING/BUFFERS. DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

14. SAM FURR ROAD FUTURE TRANSIT STATION. THE SAM FURR ROAD STATION AREA CONCEPT PLAN IDENTIFIES THIS SITE AS THE LOCATION FOR THE FUTURE TRANSIT STATION. THE CATS NORTH CORRIDOR COMMUTER RAIL PLAN, DATED 10/9/08, ALSO IDENTIFIES THIS SITE AS THE LOCATION FOR THE FUTURE TRANSIT STATION. THE DESIGN, LAYOUT, AND EXACT LOCATION OF THE FUTURE TRANSIT STATION HAS NOT BEEN DETERMINED, AND THE FINAL CONFIGURATION MAY HAVE AN IMPACT ON THE SITE. THE APPROXIMATE LAYOUT AND CONFIGURATIONS OF LOTS AND BUILDINGS AND ALIGNMENTS OF STREETS AND DRIVES MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT TO ACCOMMODATE THE FUTURE TRANSIT STATION.

15. ELEVATIONS. STAFF MAY APPROVE REVISIONS TO ELEVATIONS SO LONG AS THE REVISIONS ARE GENERALLY CONSISTENT WITH THOSE ELEVATIONS INCLUDED IN THE REZONING PLAN AND THE STYLES ARE OF SIMILAR NATURE AND DESIGN.

REQUESTED MODIFICATIONS TO STANDARDS
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

STOREFRONT OR WORKPLACE MODIFICATION

SECTION 3.2.11 (B) LIMITS STOREFRONT AND WORKPLACE UP TO 6,000 SF ON THE FIRST-FLOOR AREA; HOWEVER, IF THE BUILDING IS WITHIN 2,000 FEET OF THE INTERSECTION OF TWO MAJOR THROUGHFARES, THE STOREFRONT AND WORKPLACE MAXIMUM IS 65,000 SF. THE PROPERTY IS WITHIN 2,500 FEET OF TWO MAJOR THROUGHFARES (NC 115 AND NC 73). THE MODIFICATION IS UP TO 25,000 SF OF STOREFRONT OR WORKPLACE PER BUILDING.

SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE UNLESS OTHERWISE PROVIDED BY THIS DOCUMENT.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES MULTI-FAMILY RESIDENTIAL USES. COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL LIKELY BE SERVED BY BOTH PUBLIC AND PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION. THIS IS SUBJECT TO CHANG PENDING FINAL DESIGN AND APPROVALS.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF CO'S. THIS IS SUBJECT TO CHANG PENDING FINAL DESIGN AND APPROVALS.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN OLD STATESVILLE ROAD. THIS IS SUBJECT TO CHANG PENDING FINAL DESIGN AND APPROVALS.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.
12. THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT GENERALLY PERMITTED ON STREET SIDE.

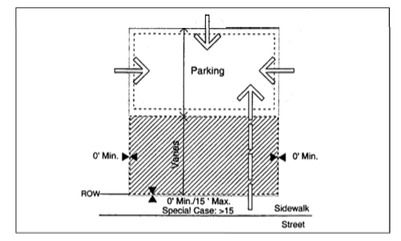
NOTE: ARTICLE 8.16.1&2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.

ALL ALLEYWAYS SHALL BE OPEN FROM GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE ACCEPTED BY THE PUBLIC FOR MAINTENANCE. MAINTENANCE SHALL BE RESPONSIBILITY OF DEVELOPER/ASSOCIATES OF HOMEOWNERS (IF APPLICABLE).

ARTICLE 4 BUILDING AND LOT TYPES

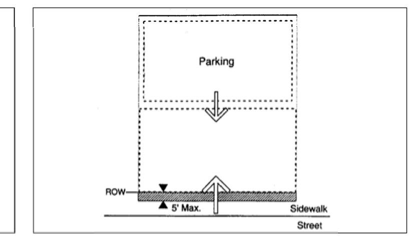
Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sideyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access to Building



1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

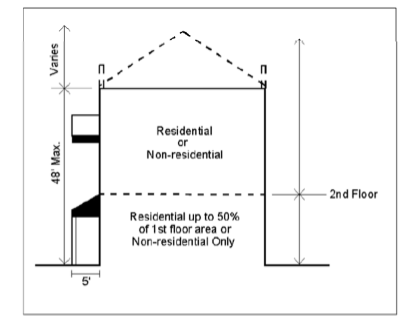
Description:
The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

4-4

ARTICLE 4 BUILDING AND LOT TYPES

Building Type / Shopfront Building

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations
A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

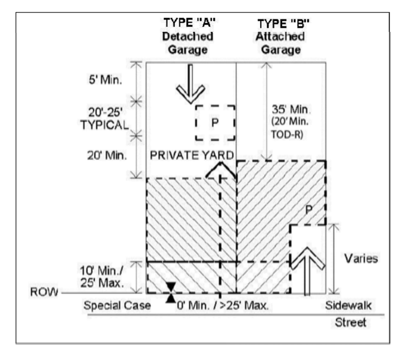
Techniques
A. Windows should be set to the inside of the building face wall.
B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

4-5

ARTICLE 4 BUILDING AND LOT TYPES

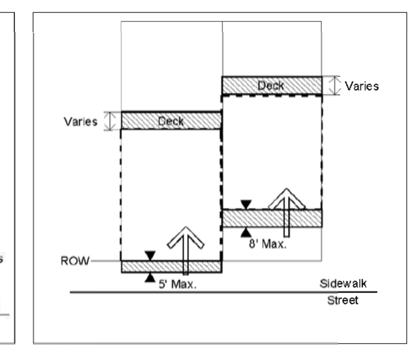
Lot Type / Attached House

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

Encroachment/Pedestrian Access



1. For buildings set up to the sidewalk, balconies and upper level bay windows are permitted to encroach over the sidewalk area up to 5'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

Description:
The attached house is a rowhouse, a townhouse, or a duplex. Traditional southern homes in Savannah and Charleston provide the historic model. Dilworth Crescent in Charlotte provides a good contemporary example. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

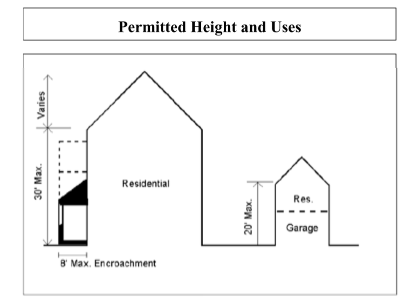
Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

4-12

ARTICLE 4 BUILDING AND LOT TYPES

Building Type / Attached House

Permitted Height and Uses



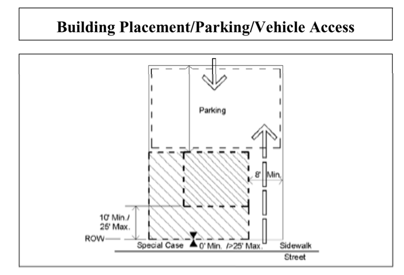
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.

4-13

ARTICLE 4 BUILDING AND LOT TYPES

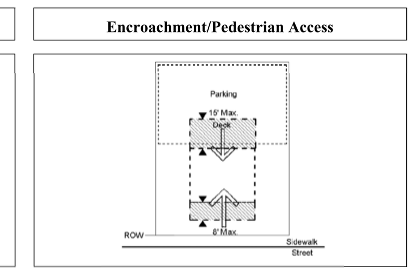
Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principle structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access



1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Description:
The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

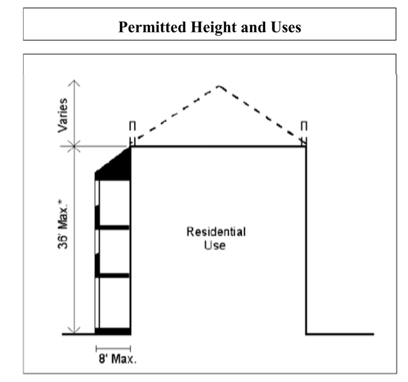
Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

4-8

ARTICLE 4 BUILDING AND LOT TYPES

Building Type / Apartment Building

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

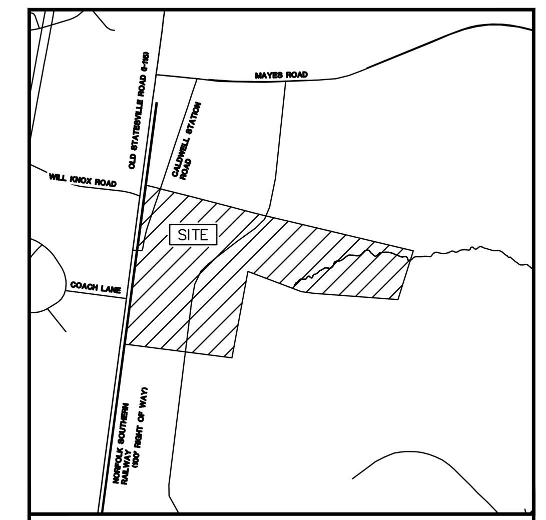
Architectural Standards

Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
E. Porches should form a predominant motif of house designs, and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
F. Front loaded garages, if provided, shall meet the standards of Section 8.16.
G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations
A. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
D. Exterior chimneys should be finished in brick or stucco.

Techniques
A. Overhanging eaves may expose rafters.
B. Flush eaves should be finished by profiled molding or gutters.

4-9



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
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North Carolina 811
www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

DEVELOPMENT NOTES

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL F-1400 NORTH CAROLINA
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 LUCAS A. SHIRES
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

RZ-203

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REPRESENTATIVE ILLUSTRATION

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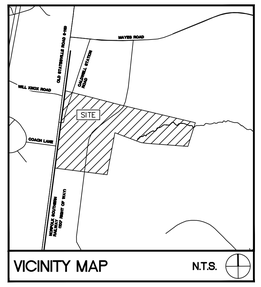

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NOTES:

1. BUILDING FRONTAGE ALONG PUBLIC STREETS AND OPEN SPACE WILL BE PEDESTRIAN ORIENTED ON THE FIRST FLOOR.
2. BUILDING TEXTURE AND DETAILING SHALL SPEAK TO THE PEDESTRIAN EXPERIENCE OF TRADITIONAL TOWN/VILLAGE ARCHITECTURE. WITH THE USE OF ANY MASONRY.
3. BUILDINGS SHALL HAVE ARTICULATIONS IN THE OVERALL MASSING THAT SHALL BREAK DOWN THE BUILDING SCALE THRU THE USE OF OFFSETS AND VARYING MATERIALS SUCH AS BRICK, FIBER CEMENT PANELS AND SIDING.
4. BUILDING ENTRY POINTS WILL BE HIGHLIGHTED THRU THE USE OF OFFSETS, AWNINGS, AND PROMINENT DETAILING.
5. FINAL ELEVATIONS TO BE PROVIDED DURING THE PERMITTING PROCESS TO THE TOWN OF HUNTERSVILLE FOR REVIEW AND APPROVAL.
6. MECHANICAL AND UTILITY EQUIPMENT AT GROUND LEVEL SHALL BE PLACED IN THE SIDE OR REAR YARD AND SHALL BE SCREENED FROM VIEW BY OPAQUE SCREENING FROM GRADE LEVEL ALONG ANY PUBLIC STREET OR ADJACENT PROPERTY (ARTICLE 7.6.2). BUILDINGS THAT FRONT ON MORE THAN ONE PUBLIC STREET MAY HAVE MECHANICAL AND UTILITY EQUIPMENT LOCATED WITHIN A STREET FACING YARD, PROVIDED IT IS VISUALLY SCREENED USING COMPATIBLE BUILDING MATERIALS AND DESIGN AS THE PRINCIPLE STRUCTURE. THIS IS APPLICABLE ONLY WHERE NO OTHER REASONABLE OPTION EXISTS AS DETERMINED BY THE ADMINISTRATOR. EXAMPLES OF FEATURES LIMITING THE LOCATION OF MECHANICAL AND UTILITY EQUIPMENT MAY INCLUDE, BUT NOT LIMITED TO, THE PRESENCE OF EASEMENTS, ELEVATION CHANGES, ETC.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

ARCHITECTURAL ELEVATIONS

THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL COMBINATION OF BUILDING MATERIALS MAY CHANGE. THE ACTUAL LAYOUT OF THE SITE (BUILDINGS, LANDSCAPING, STREETS, PARKING LOT, ETC.) MAY VARY ACCORDING TO THE FINAL APPROVED PLANS. ANY CHANGES OR VARIATIONS WILL BE REVIEWED AND APPROVED BY TOWN STAFF.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 THOMAS A. SYMONS
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

RZ-204

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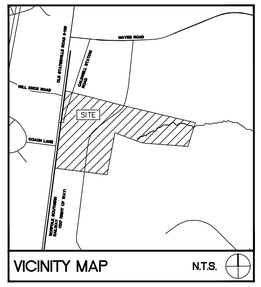

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

- ZONING BOUNDARY
- TR ZONING: ±22.80 ACRES PROPOSED TND–U ZONING
- CB ZONING: ±15.90 ACRES PROPOSED TND–U ZONING

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED–USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE–FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI–FAMILY RESIDENTIAL, MULTI–FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND–U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ–203

North Carolina 811 www.nc811.org

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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

ZONING MAP

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Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1992 JASON A. SIMS
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=200'
0 100' 200' 400'

N

RZ-205

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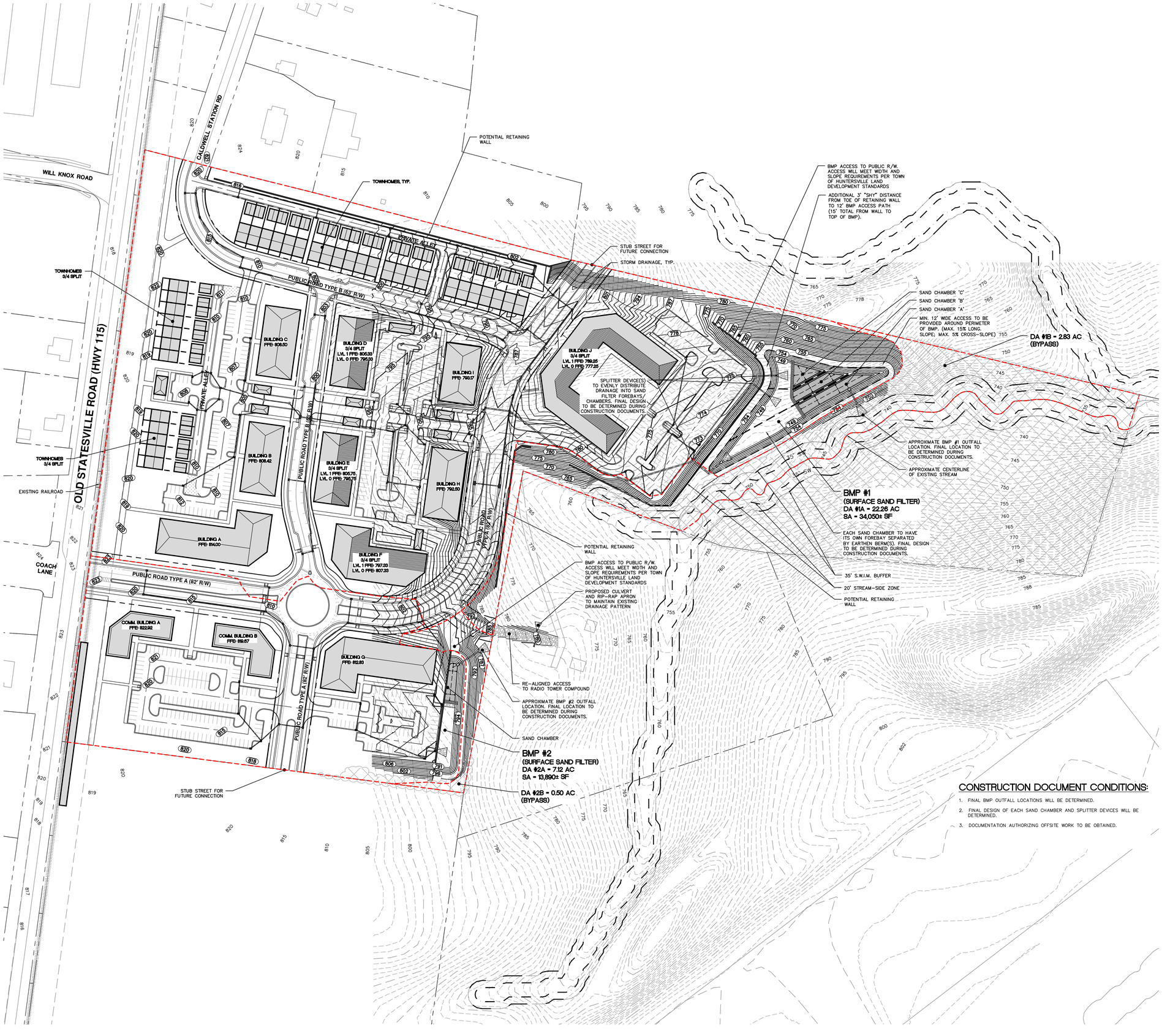

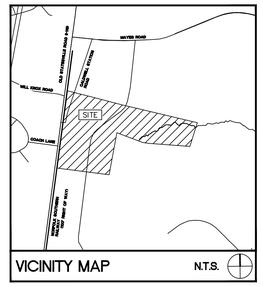

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

- EXISTING CONTOUR (GIS)
- 770 PROPOSED CONTOUR
- PROPOSED SURFACE SAND FILTER
- BMP DRAINAGE AREA
- PROPOSED TREE SAVE

STORMWATER MANAGEMENT NOTES:

1. ONSITE STORMWATER MANAGEMENT WILL BE DESIGNED TO MEET THE REQUIREMENTS AS SET FORTH IN THE POST CONSTRUCTION CONTROLS ORDINANCE AND TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL.
2. THE FINAL STORM ROUTING WILL BE BASED UPON THE FINAL LOCATION OF ON-SITE FEATURES.
3. A FLOW SPLITTER, OR SIMILAR TECHNIQUE, MAY BE USED TO DIVERT FLOW TO THE INDIVIDUAL SAND FILTERS FOR THE REQUIRED STORM EVENTS AND, BYPASS LARGER STORMS (25-YR AND ABOVE) OR OTHER METHODS AS DEEMED NECESSARY BY THE ENGINEER.
4. NO INDIVIDUAL SAND FILTER SHALL RECEIVE NO MORE THAN THE MAXIMUM OF 10 ACRES OF DRAINAGE AREA.
5. BMP(S) WERE SIZED TO CONTAIN THE WATER QUALITY VOLUME, PROVIDE VOLUME CONTROL FOR THE 1-YEAR/24-HOUR STORM EVENT AND DETAIN THE 2 & 10 YEAR/24-HOUR STORM EVENTS BETWEEN THE PREDEVELOPMENT AND POST DEVELOPMENT CONDITIONS. THE BASIN IS DESIGNED TO BYPASS THE LARGER STORM EVENTS VIA EMERGENCY WEIRS LOCATED IN THE OUTLET CONTROL STRUCTURE(S) AND/OR POND BERM(S).
6. THE PROPOSED CONCEPTUAL BMP'S SHALL INCLUDE THE TREATMENT OF ALL INTERNAL ROADWAYS TO THE SITE AS SHOWN ON THE CONCEPT PLAN.
7. APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.
8. THE DEVELOPER RETAINS THE RIGHT TO UTILIZE EITHER ABOVE OR BELOW GROUND BMPS SO ALONG AS THE INTENT OF THE ORDINANCES AS STATED IN NOTE 1 ARE MET.
9. WHERE DISTURBANCE TO THE S.W.I.M AND/OR PCSO BUFFER IS SHOWN, A LETTER FROM WATER QUALITY IS REQUIRED STATING THAT THE DISTURBANCE SHOWN IS ALLOWABLE OR WHETHER A MITIGATION PLAN HAS BEEN APPROVED.

IMPERVIOUS AREA CALCULATIONS:

TOTAL DRAINAGE AREA:

PRE-DEVELOPMENT #1:		PRE-DEVELOPMENT #2:	
PERVIOUS:	25.07 AC.	PERVIOUS:	6.09 AC.
IMPERVIOUS:	1.51 AC.	IMPERVIOUS:	0.04 AC.
TOTAL:	26.58 AC.	TOTAL:	6.13 AC.
POST-DEVELOPMENT #1A:		**POST-DEVELOPMENT #2A:**	
PERVIOUS:	8.91 AC.	PERVIOUS:	2.85 AC.
IMPERVIOUS:	13.35 AC.	IMPERVIOUS:	4.27 AC.
TOTAL:	22.26 AC.	TOTAL:	7.12 AC.
POST-DEVELOPMENT #1B:		**POST-DEVELOPMENT #2B:**	
PERVIOUS:	2.77 AC.	PERVIOUS:	0.50 AC.
IMPERVIOUS:	0.05 AC.	IMPERVIOUS:	0.00 AC.
TOTAL:	2.82 AC.	TOTAL:	0.50 AC.

TOTAL BMP DRAINAGE ACREAGE WITHIN PARCELS: ±32.71 ACRES

TOTAL SITE EXISTING IMPERVIOUS: ±1.55 ACRES OR 4.74%

ASSUMED TOTAL SITE PROPOSED IMPERVIOUS: ±17.67 ACRES OR 54% FINAL SITE IMPERVIOUS AND DRAINAGE ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

REFER TO ADDITIONAL CALCULATIONS FOR SIZING OF BMP. CALCULATIONS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE BASED ON CONSTRUCTION DOCUMENTS.

RETAINING WALL NOTES:

1. RETAINING WALLS GREATER THAN 4' (RESIDENTIAL) OR 5' (COMMERCIAL) IN HEIGHT REQUIRE A PERMIT FROM CODE ENFORCEMENT PRIOR TO CONSTRUCTION.
2. CONSTRUCTION OF WALL CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.
3. THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

BUILT-UPON-AREA (BUA) NOTE:

1. ALL RUNOFF FROM IMPERVIOUS SURFACES WILL BE CAPTURED AND DIRECTED TO A STORMWATER CONTROL DEVICE TO THE GREATEST EXTENT PRACTICAL.

CONSTRUCTION DOCUMENT CONDITIONS:

1. FINAL BMP OUTFALL LOCATIONS WILL BE DETERMINED.
2. FINAL DESIGN OF EACH SAND CHAMBER AND SPLITTER DEVICES WILL BE DETERMINED.
3. DOCUMENTATION AUTHORIZING OFFSITE WORK TO BE OBTAINED.

North Carolina 811 www.nc811.org

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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

GRADING & DRAINAGE PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK CORPORATE SEAL PROFESSIONAL ENGINEER SEAL 43319 NORTH CAROLINA JAMES M. JENNINGS
PRELIMINARY NOT FOR CONSTRUCTION
07/16/2021

SCALE: 1"=80'
0 40' 80' 160'

N

RZ-300

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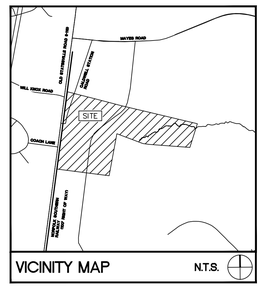

VICINITY MAP N.T.S.

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ADJACENT PARCELS & ZONING INFORMATION

Project No.
4751.00

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Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

BOLTON & MENK
CORP 0161
SEAL
NORTH CAROLINA
REGISTERED
LANDSCAPE
ARCHITECT
No. 1992
THOMAS A. STARNES
PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=200'
0 100' 200' 400'

N

RZ-400

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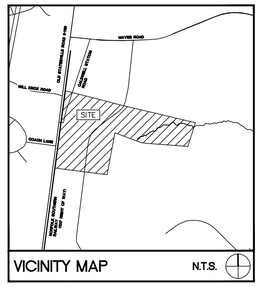
	taxpid	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Addresses 1	City	State	Deed Book	Deed Page
1	00544378	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 3573	MOORESVILLE	NC	9792	415
2	00544320	CALDWELL PARTNERS LLC				PO BOX 3573	MOORESVILLE	NC	10173	372
3	00544327	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
4	01103105	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
5	01103205	WILSON	WILLIAM L	WILSON	CANDI	21400 DELFTMERE DR	CORNELIUS	NC		
6	01103214	CALDWELL PARTNERS LLC		C/O PHIL M GANDY JR		PO BOX 2326	CORNELIUS	NC	10163	769
7	01103217	CALDWELL PARTNERS LLC				PO BOX 2326	CORNELIUS	NC	10173	372
8	01103106	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
9	01103107	LAKE NORMAN CHURCH OF CHRIST INC				PO BOX 2392	HUNTERSVILLE	NC	34031	578
10	01103201	MAYES	GLENN ROLLAND,JR			4 REYNOLDS PLACE	ASHEVILLE	NC	2286	315
11	01103209	WILSON	WILLIAM L	WILSON	CANDI B	21400 DELFTMERE DR	CORNELIUS	NC	21676	277
12	00502104	LAKESIDE CHARTER HOLDINGS LLC				775 WEST 1200 NORTH, STE 100	SPRINGVILLE	UT	33188	761
13	01103215	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 2326	CORNELIUS	NC	9792	415
14	01103216	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 2326	CORNELIUS	NC	9792	415
15	01121109	IPT CHARLOTTE DC LP		C/O PROLOGIS RE TAX		1800 WAZEE ST STE 500	DENVER	CO	30841	493
16	01103208	WILSON	WILLIAM L	WILSON	CANDI	21400 DELFTMERE DR	CORNELIUS	NC	3182	131
17	01103207	WILSON	WILLIAM L	CANDI MELISSA		21400 DELFTMERE DR	CORNELIUS	NC	8212	783
18	00544335	EQUITY TRUST COMPANY		CUSTODIAN FBO QUINTON M GANDY		PO BOX 3573	MOORESVILLE	NC	33164	995
19	01103203	PRESCHOOL INC				17616 CALDWELL STATION RD	HUNTERSVILLE	NC	8782	595
20	00544318	BROWN	SHIRLEY KNOX			14411 STUMPTOWN RD	HUNTERSVILLE	NC	26635	310
21	00544319	BROWN	SHIRLEY KNOX			14411 STUMPTOWN RD	HUNTERSVILLE	NC	33098	17
22	00544325	LOWRANCE	JEANNE			PO BOX 15	DAVIDSON	NC	1469	248
23	00544326	WOLF	RANDALL A			461 RALPH HOOD RD	FORT MILL	SC	13884	773
24	01103210	WILSON	WILLIAM L	WILSON	CANDI B	21400 DELFTMERE DR	CORNELIUS	NC	23901	548
25	01103108	LAKE NORMAN CHURCH OF CHRIST				PO BOX 2392	HUNTERSVILLE	NC	34031	416
26	01103213	HEATH	CONNIE WASHAM	BROWN	SHIRLEY KNOX	14411 STUMPTOWN RD	HUNTERSVILLE	NC	33098	17
27	01103212	TRUSTEES OF DAVIDSON COLLEGE				PO BOX 7166	DAVIDSON	NC	4267	456
28	01103222	DEPARTMENT OF TRANSPORTATION		ATTN: LOUIS MITCHELL	DISTRICT 2	7605 DISTRICT DR	CHARLOTTE	NC	25112	356
29	00544324	CALDWELL PARTNERS LLC		C/O PHIL M GANDY JR		PO BOX 3573	MOORESVILLE	NC	10163	769
30	00544377	CALDWELL STATION NC LLC				3514 DRAWBRIDGE PARKWAY STE B	GREENSBORO	NC	30411	400
31	01103211	HOKE	RICHARD B			203 QUEENS COVE RD	MOORESVILLE	NC	32842	544
32	01103103	WILSON	WILLIAM L	WILSON	CANDI	21400 DELFTMERE DR	CORNELIUS	NC	3182	131
33	01103109	LOWRANCE	JEANNE			17501 OLD STATESVILLE RD	HUNTERSVILLE	NC	1469	248
34	01103104	WILSON	WILLIAM L	WILSON	CANDI B	21400 DELFTMERE DR	CORNELIUS	NC	21676	277
35	01103206	WILSON	WILLIAM L			21400 DELFTMERE DR	CORNELIUS	NC	6112	366
36	01103218	PEOPLES	DORIS HAZELINE K			17301 OLD STATESVILLE RD	HUNTERSVILLE	NC	1677	309
37	00544379	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 3573	MOORESVILLE	NC	9792	415
38	01103221	LAKE NORMAN CHURCH OF CHRIST	INC			17634 CALDWELL STATION RD	HUNTERSVILLE	NC	14433	665



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CALDWELL CROSSING MIXED USE REZONING

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ADJACENT PARCELS & ZONING INFORMATION

Project No.
4751.00

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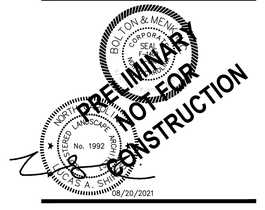

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RZ-401

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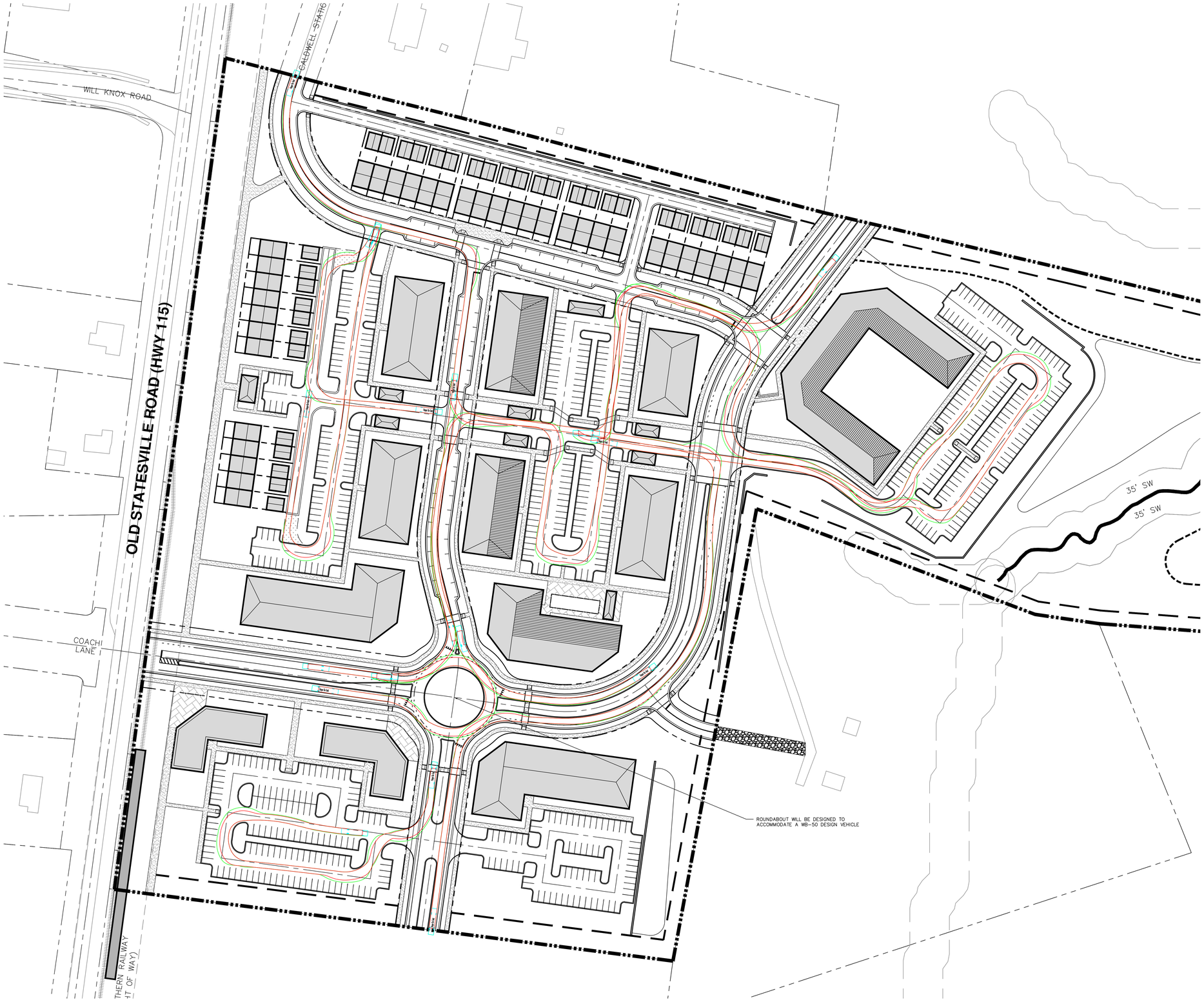

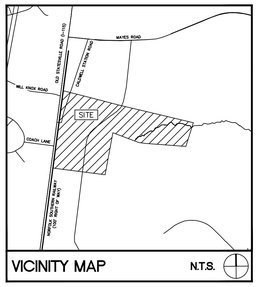

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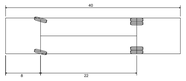
LEGEND

SYMBOL

PARCEL LINE / PROJECT BOUNDARY

SCHEMATIC BUILDING FOOTPRINTS



B-40 Ladder Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance 0.656ft	
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE:

1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
2. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

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EMERGENCY VEHICLE ACCESS

Project No.
4751.00

Issued
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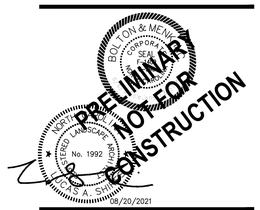

SCALE: 1"=60'
0 30' 60' 120'

N

RZ-500

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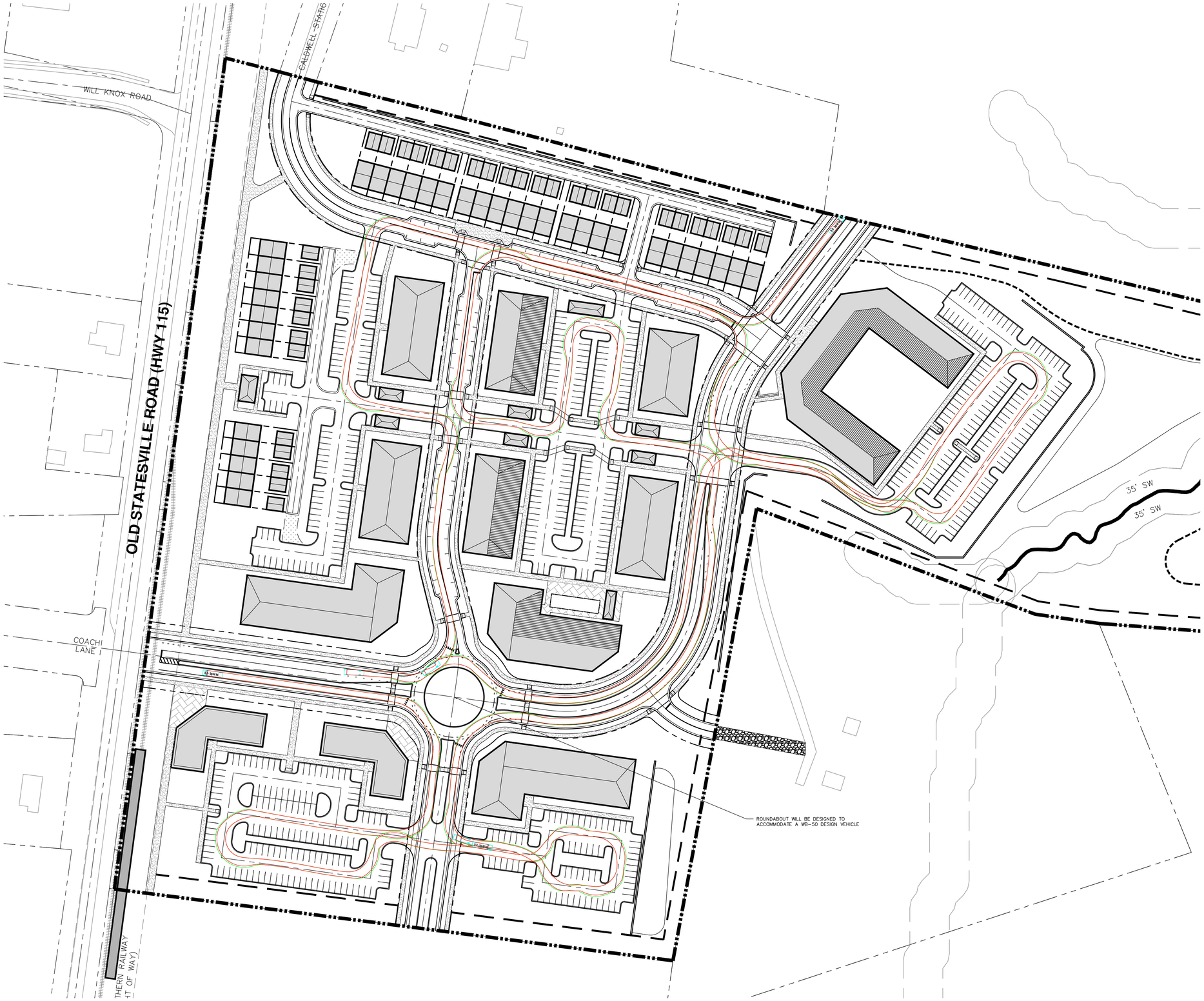

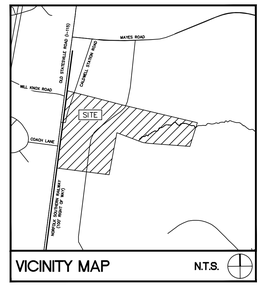

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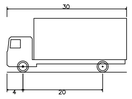
LEGEND

SYMBOL

PARCEL LINE / PROJECT BOUNDARY

SCHEMATIC BUILDING FOOTPRINTS



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

NOTE:

1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
2. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
PARCEL NUMBER:	01103103, 01103104, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211
SITE ACREAGE:	± 38.10 ACRES (GIS)
REZONING ACREAGE:	± 38.10 ACRES
EXISTING USE:	SINGLE-FAMILY, INDUSTRIAL & MOBILE HOME PARK (GIS)
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL, MULTI-FAMILY (RETIREMENT), ATTACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

North Carolina 811 www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

ColeJenest & Stone

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url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

VEHICLE ACCESS

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 - TOWN COMMENTS
08/20/21 - TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM No. 1992 THOMAS A. STANLEY, PLA

PRELIMINARY NOT FOR CONSTRUCTION
08/20/2021

SCALE: 1"=60'
0 30' 60' 120'

N

RZ-501

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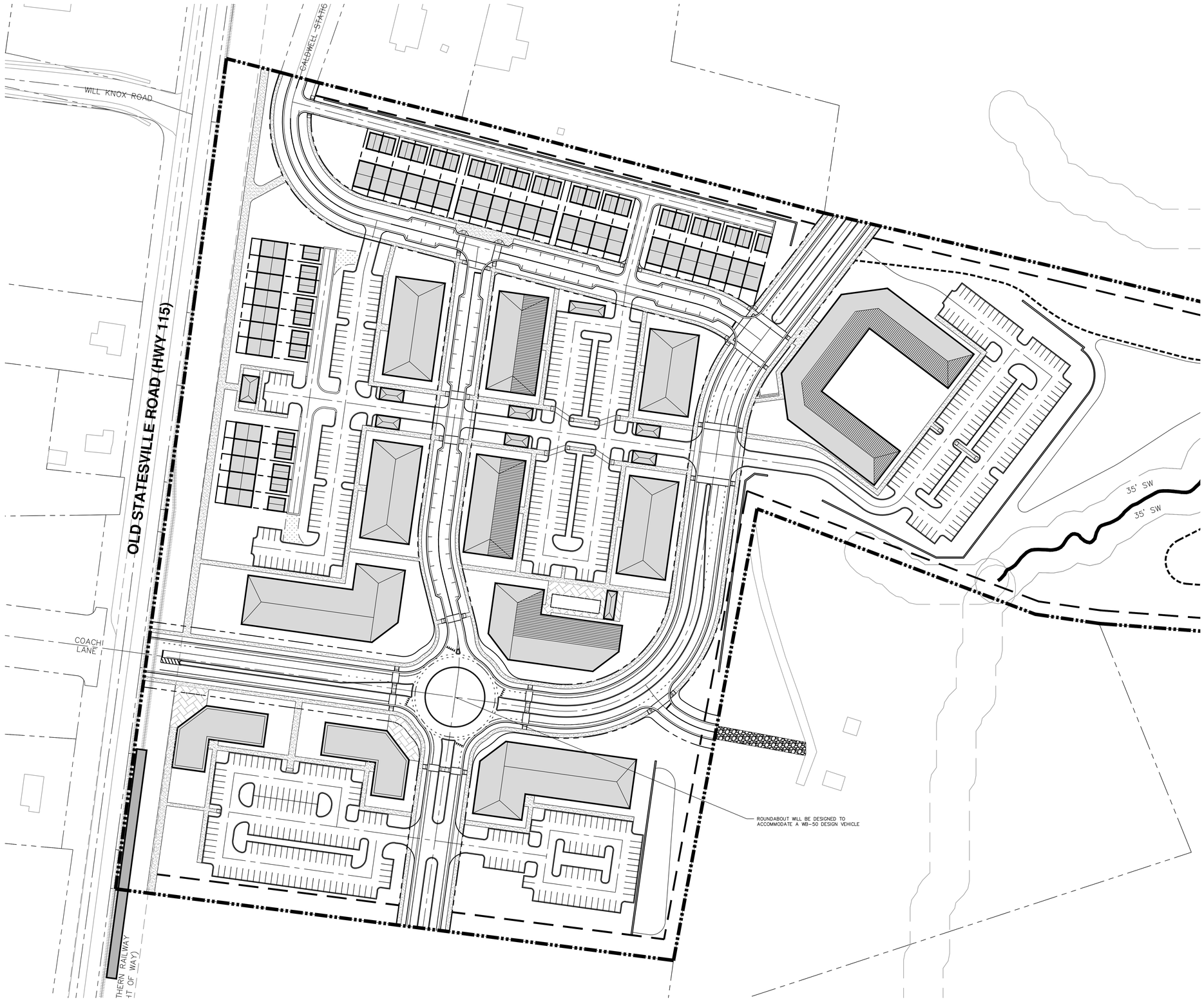

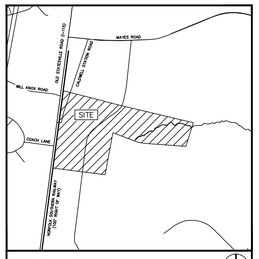

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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LEGEND

SYMBOL

PARCEL LINE / PROJECT BOUNDARY

SCHEMATIC BUILDING FOOTPRINTS

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
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EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

North Carolina 811 www.nc811.org

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CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

SITE ENLARGEMENT

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

BOLTON & MENK CORPORATE SEAL No. 1992 LICAS A. SHIRLEY NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
08/20/2021

SCALE: 1"=60'
0 30' 60' 120'

N

RZ-502

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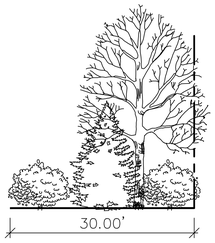
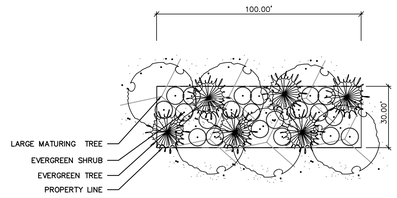


TYPICAL 30' LANDSCAPE BUFFER - PLAN N.T.S.



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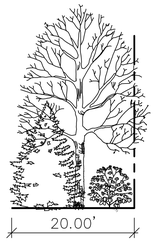
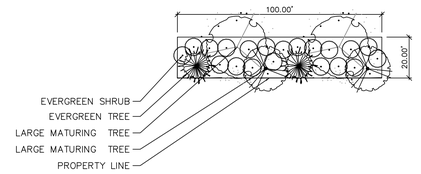
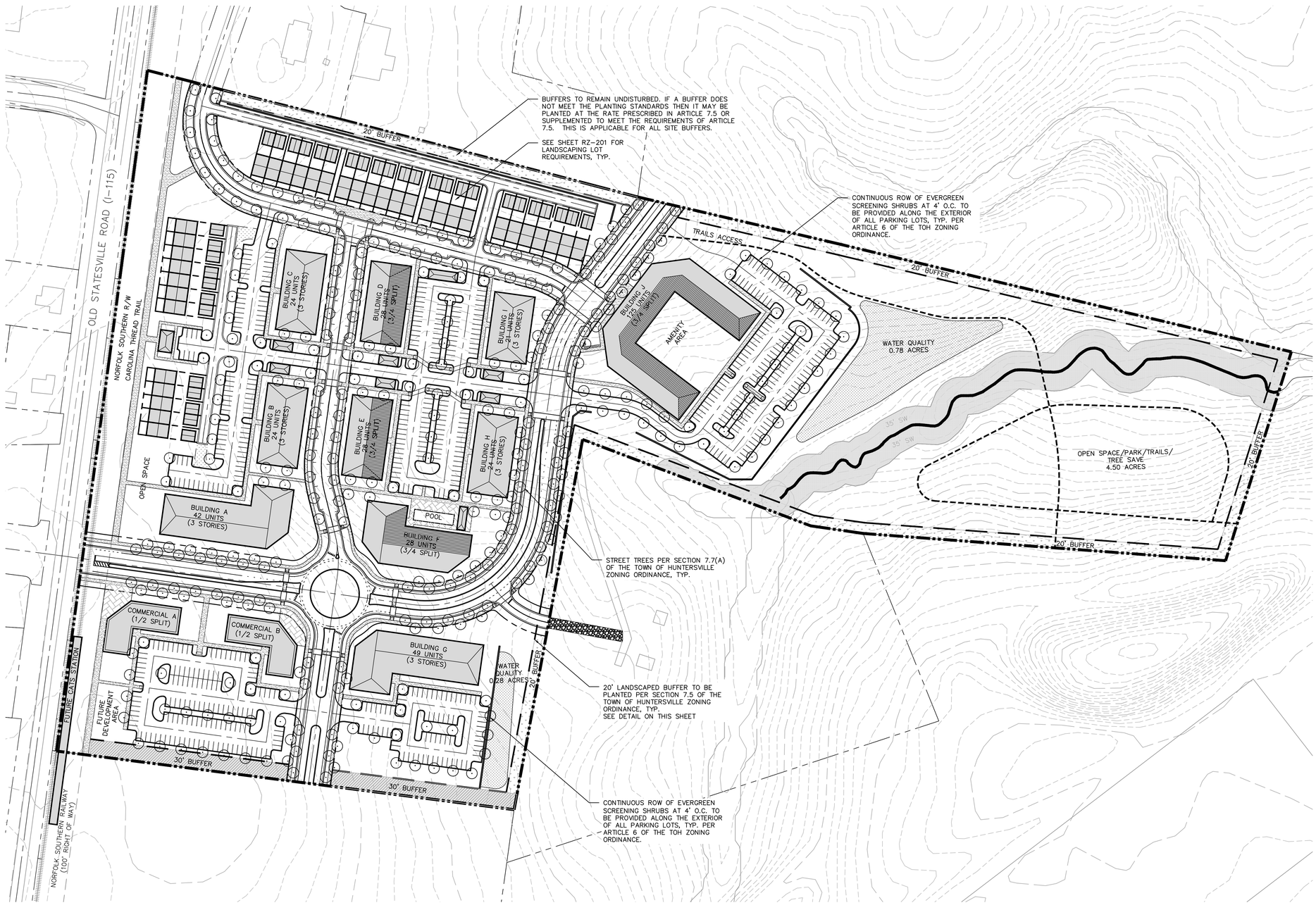
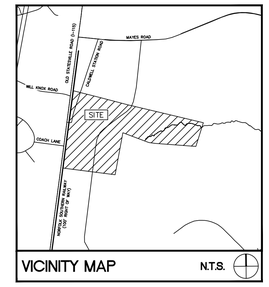


TYPICAL 20' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 20' LANDSCAPE BUFFER - PLAN 1" = 30'-0"





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LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- SCHEMATIC BUILDING FOOTPRINTS
- SCHEMATIC WATER QUALITY LOCATION
- SCHEMATIC SIDEWALK LOCATION
- SCHEMATIC TRAIL LOCATION
- SCHEMATIC 20' BUFFER LOCATION
- SCHEMATIC 30' BUFFER LOCATION
- PROPOSED CANOPY TREE

DEVELOPMENT SUMMARY

PROJECT NAME:	CALDWELL CROSSING MIXED-USE REZONING
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EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U

NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

NOTE: STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE SO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

NOTE: LOTS LESS THAN 10,000 SF REQUIRE 1 FRONT YARD AND 1 REAR YARD TREE.

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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

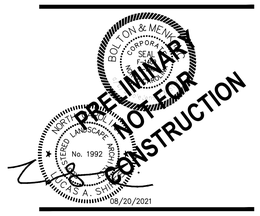
PLANTING PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS
08/20/21 – TOWN COMMENTS



SCALE: 1"=80'
0 40' 80' 160'

N

RZ-600

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R21-09- Caldwell Crossing- Neighborhood Meeting

Date: June 29, 2021

Time: 6:00 pm-7:00 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station, Huntersville, NC

Comments:

- Neither railroad crossing is safe to get across.
- Sewer connections to the East of the property require additional clarity and outlines of MOU's with co-parties.
- It was proposed that Caldwell Station School is a 'historical landmark' and is afforded some protections as such.
- Parties agreed that without grading easements, all grading would be done on the site and not adjacent properties.
- Attendee wanted to see an increase to the Buffer beyond what was proposed.
  Response:
  Brian Richards – Town of Huntersville- The 20ft buffer is what the town requires. He understands more would be better, but that is up to the developer.
  Mark Mahoney – Applicant Rep – Larger buffers would be taken into consideration and provided if possible, but could not commit at this time.
- Attendee Mayes noted that the rolling hills and topography in northern Huntersville is especially nice. Scraping it off and making it flat to put in a development is less appealing.
- **Response:**
- Mark Mahoney – Applicant Rep- Agreed maintaining the topography of the site is an intent of the development. Nice area but may need improvement.
- Density for area would work if there was a transit station, but that is unlikely to happen.

Questions:

- **How contingent is this plan on getting approval from railroad company for the crossing at Coach Lane?** The plan is a 100% contingent upon getting the railroad crossing at Coach Lane. The street elevation makes this new crossing at Coach Lane safer. Norfolk Southern has been working with us on the design, but Caprock, LLC is responsible financially for the improvements.
- **When will the yellow connections shown on your slide happen?** Brian Richards- CRTPO recommends the connections. Caldwell Station Road is an NCDOT road, and the project has not been fully funded so the road improvement has not been scheduled.
- **Would you condemn the land you do not own for this connection?** Brian Richards- Hard to say, but it is not a common practice. NCDOT works with landowners.

- **Do you have any information about the commercial portion of the site plan? T**here is 24,000 sq ft of commercial on the plan. We do not know who the tenants will be at this time, but it is envisioned as neighborhood services.
- **What road improvements will happen on Caldwell Station?** The Traffic Impact Analysis is currently being completed. It will outline what improvements are required by the developer. Brian Richards- Caldwell Station is a NCDOT road. We do not know what will be required at this time, but at a minimum probably re-paving Caldwell Station to NCDOT standards.
- **Where is the sewer connecting?** The sewer connection will be at the rear of the site on Hwy 73 or alternatively across Hwy 115.
- **How many homes?** 268 market rate apartments; 125 senior housing units and 36 townhomes. Class A apartments and no affordable units.

NEIGHBORHOOD MEETING
SIGN IN SHEET
June 29, 2021, 6:00pm to 7:00pm
R21-09 Caldwell Crossing
Location: Lake Norman Church of Christ
17634 Caldwell Station Rd, Huntersville, NC

Name	Address	Phone Number	Email Address
Candi Wilson	21400 Delfmere Dr Cornelius NC 28031	704 995 0420	
Catherine Crosby	15120 Pavilion Lake Drive Huntersville — Planning Board.		
Brian Richards	Huntersville Staff		
Dan Mapes	6200 Fairhead Drive Charlotte, NC		
Ricardo Carter	Huntersville PD	704-464-5400	RCARTER@HUNTERSVILLE.ORG

NEIGHBORHOOD MEETING
SIGN IN SHEET
June 29, 2021, 6:00pm to 7:00pm
R21-09 Caldwell Crossing
Location: Lake Norman Church of Christ
17634 Caldwell Station Rd, Huntersville, NC

Name	Address	Phone Number	Email Address
Mary Cratton	1763 Caldwell Station Rd		

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Caldwell Crossing

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 36 single family attached and 268 multi-family units under zoning TND-U.

CMS Planning Area: North

Average Student Yield per Unit: 0.1812 (36 single family attached) = 6
0.1225 (268 multi-family units) = 33

This development may add 39 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
JV WASHAM ELEMENTARY	54	39	917	662	138%	19	**141%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	9	**134%**
WILLIAM A. HOUGH HIGH	118.5	100	2485	2097	119%	11	**119%**

The total estimated capital cost of providing the additional school capacity for this new development is $1,463,000; calculated as follows:

Elementary School: **19** x $34,000 = $646,000
Middle School: **9** x $37,000 = $333,000
High School: **11** x $44,000 = $484,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

CHARLOTTE WATER

February 5, 2021

Mr. Frank Miller
ColeJenest & Stone
200 South Tryon Street
Suite 1400
Charlotte, NC 28202

SUBJECT: WILLINGNESS TO SERVE
CALDWELL STATION MIXED USE
17500 CALDWELL STATION ROAD, HUNTERSVILLE, NC 28078

After an analysis of the sanitary sewer system associated with the proposed design of project **WTS**, **CALDWELL STATION MIXED USE**, it was determined that there is currently sufficient capacity to accommodate the proposed flow (***92,375 gpd***) at the connection point labeled **Option #1** (Sam Furr Road) on the submitted utility plan, for transmission to the ***Rocky River*** *Waste Water Treatment Plant;* NPDES permit number **NC0036269**, located in Cabarrus County, for treatment. This is the preferred connection point, as the connection labeled Option #2 (Will Knox Road) would potentially stress this local collection system.

Please note that the availability of flow is subject to change, and **this Willingness to Serve review does not guarantee future capacity**. **A full CAP application with fully engineered site utility plan must be submitted and approved to reserve sewer capacity for this project.** Further review of this project through the Charlotte Water Capacity Assurance Program and Flow Acceptance approval from the Water & Sewer Authority of Cabarrus County is required prior to acceptance of the proposed flows. Please contact New Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # **0160010**, on file with the Public Water Supply Section of NC DENR. However, Charlotte Water cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

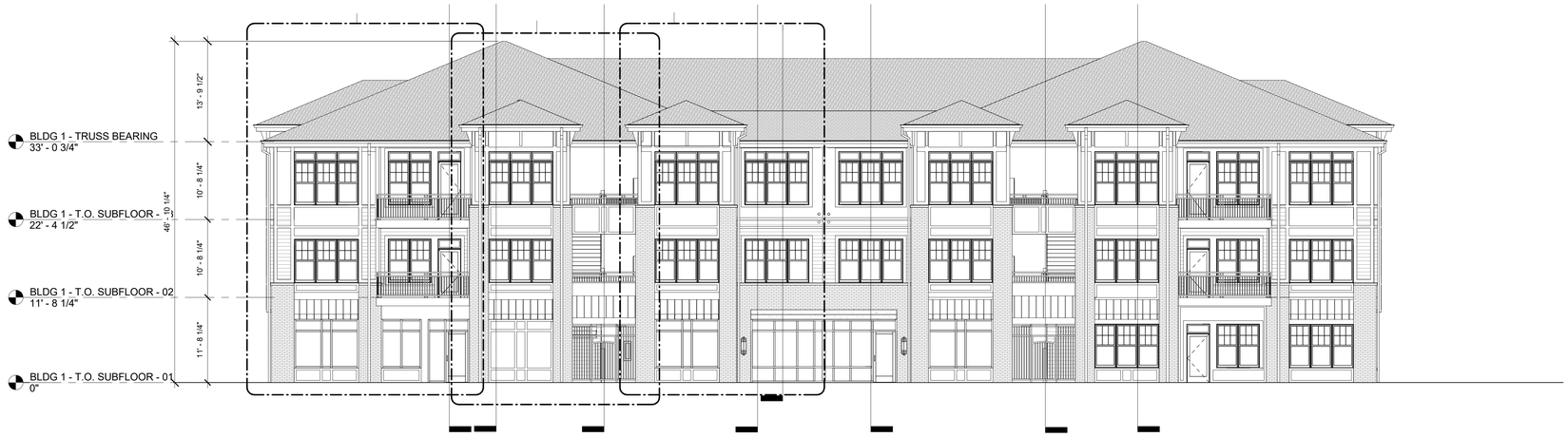
Sincerely,

Guillermo Anzola

Guillermo Anzola
Engineering Assistant

NOTE: THESE IMAGES ARE ILLUSTRATIVE IN NATURE AND MAY NOT REPRESENT FINAL BUILDING MASSING, ARCHITECTURAL STYLE OR MATERIALITY

MIN. 28' CLEAR UNDER STRUCTURE- TYP.



4 BUILDING TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"

3 BUILDING TYPE 1 - REAR ELEVATION
1/8" = 1'-0"

2 BUILDING TYPE 1 - SIDE ELEVATION
1/8" = 1'-0"

1 BUILDING TYPE 1 - SIDE ELEVATION
1/8" = 1'-0"

CALDWELL CROSSINGS

HUNTERSVILLE, NC

BUILDING ELEVATIONS

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Brad Priest, Principal Planner

Date: September 20, 2021

Subject: Petition #R21-08 - Beltway 77 Industrial

EXPLAIN REQUEST:
Petition #R21-08 is a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

ACTION RECOMMENDED:
Consider taking final action on R21-08.

FINANCIAL IMPLICATIONS:
N/A

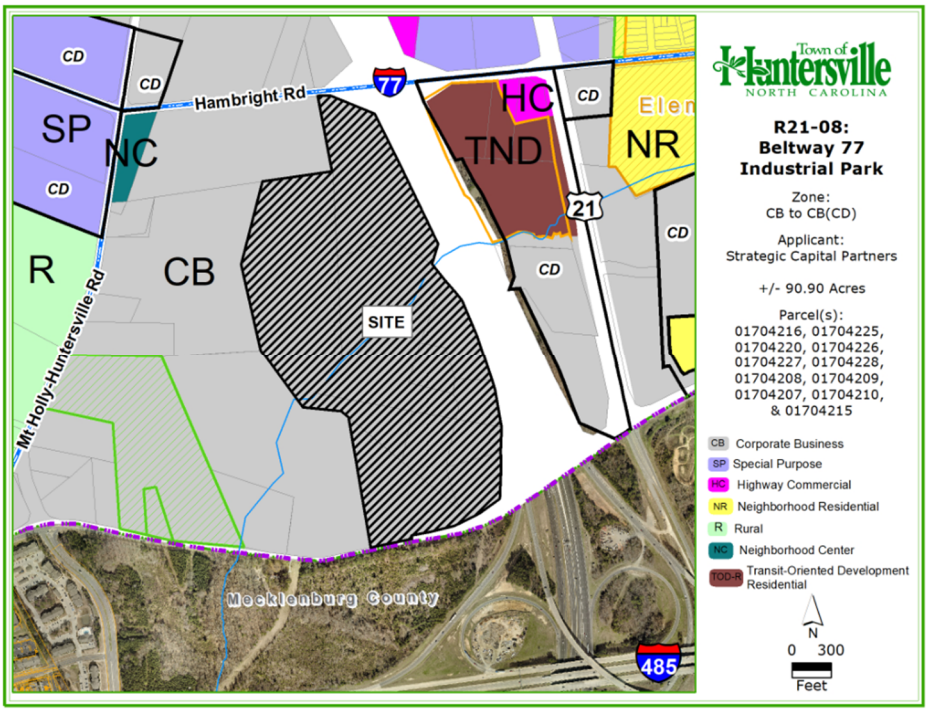
ATTACHMENTS:
1. R21-08 Beltway 77 Industrial - FA 9 20 21
2. BELTWAY 77 - Rezoning Plan - Final Action - 9 20 21
3. Building_Elevations_Beltway_77_-_Rev_3
4. BELTWAY 77 - Tree Mitigation Sheets
5. TIA Engineering Acceptance 9 2 21
6. Completed TIA_Determination_Form
7. Community meeting minutes
8. Updated Adjacent Property Owner Listing 5-18-21
9. Approved Call - 6 7 21
10. Legal Ad Confirmation
11. Rezoning Application - Owner Signatures
12. General_Application_Form_-_Signed
13. Beltway 77 Industrial Park - Continuation Request - 7 13 21

Petition R21-08: Beltway 77 Industrial

PART 1: PROJECT SUMMARY

Application Summary:

- Petition #R21-08 is a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.



Applicant: Strategic Capital Partners

Property Owners: See application attached in the agenda packet.

Property Address: N/A

Project Size: 90.9 acres

Parcel Numbers:
01704216
01704208
01704225
01704220
01704228
01704209
01704207
01704227
01704226
01704210
01704215

Existing Zoning:

Corporate Business (CB)

Proposed Zoning:

Corporate Business Conditional District (CB-CD)

1. Adjoining Zoning and Land Uses
   North: *Corporate Business (CB),* Future CATS Park and Ride Facility (currently vacant), warehouse and race shop.
   South: *Charlotte Zoning – (R17-MFCD)*, Future Multi-family development (currently vacant).
   East: I-77, *Traditional Neighborhood Development Conditional District (TND-CD),* Future Statesville Road Mixed Use Development, multi-family development (currently vacant).
   West: *Corporate Business (CB), Single family large lot residential, Northlake Memorial Gardens Cemetery.*
2. The application submitted is to develop a 1,062,610 ft² warehouse and light industrial facility. The development would preliminarily consist of 3 buildings on 3 separate lots.
3. The proposed development includes the construction of a required public street for the interior buildings to front on per Article 8.1 of the Huntersville Zoning Ordinance. The addition of the public street, and the sharing of storm water facilities across separate lots makes the development a major subdivision as defined in Article 2.100 of the Huntersville Subdivision Ordinance.

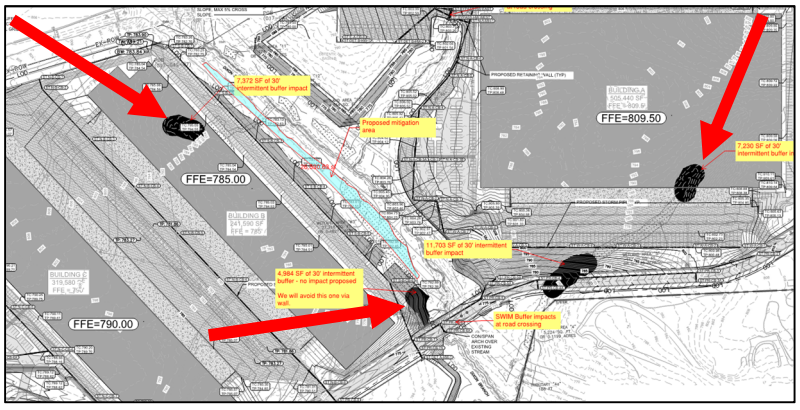
4. Article 6.320 of the Huntersville Subdivision Ordinance allows staff to review major subdivision sketch plans administratively which are consistent with conditional rezoning plans approved by the Town Board. If this rezoning application is approved, staff would therefore subsequently approve the consistent subdivision sketch plan administratively.
5. As this is a major subdivision plan, urban open space is required to be added to the development. The applicants have proposed a plaza open space design along the future public street. The design is shown on sheet C502 of the rezoning plan set.
6. The purpose of the conditional district rezoning application is to seek modifications to the required buffers of Article 7.5.3 of the Zoning Ordinance. Article 7.5.3 requires buildings in the Corporate Business district to establish an 80 foot undisturbed buffer along the fronting public street if the buildings do not architecturally front the street. It also requires a 50 foot undisturbed buffer along Interstate 77. The applicants are requesting the Town Board modify those requirements through the conditional rezoning process in order to disturb the buffers and establish less buffer than required along the new public street. Please see Part 2 below for more information on the buffers.
7. As a condition of the application, the conceptual architectural elevations of the proposed buildings have been submitted. Please find them attached in the agenda packet. However, please see the schematic design note concern on page 4 below.
8. A neighborhood meeting for this application was advertised for and held both in person and virtually on Wednesday June 2nd, 2021. An invitation list and meeting summary are included in the agenda packet.
9. A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon review by engineering staff, it was found that a Traffic Impact Analysis was required. The completed TIA determination form is attached in the agenda packet.
10. Brad Priest of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

PART 2: REZONING/SITE PLAN ISSUES

- Please see the proposed rezoning plan below on page 5.
- Buffer Modification – Along New Public Street: Article 7.5 of the Zoning Ordinance requires CB uses establish an 80 foot buffer along public streets unless the building architecturally fronts the street per Article 4. The proposed buildings will not meet Article 4 of the ordinance therefore an 80 foot buffer is required. As allowed in Article 11.4.7 K of the Zoning Ordinance the applicant is seeking buffer modifications/reductions through the conditional rezoning process throughout the development. The modification requests and the notes on the plan if approved would allow the following:
    - Completely grade and disturb the 80 foot buffer. Article 7.5.8 requires buffers remain undisturbed. The applicants would remove mature vegetation and replant with new landscaping.
    - Reduction of the buffer to 20 feet at "pinch points". Most of the areas would establish the required 80 foot buffer along the street, however some specific locations near the parking lots and buildings will encroach to up to 20 feet. Notes on the plan state that at minimum the buffer along the entire street would average 60 feet in width.
    - Allow future flexibility of the pinch points. The modification note on the plan states that the site may change as shown on the current plan. The note would allow the modification in other locations with other designs as long as the buffer averages 60 feet overall along the street.
- Buffer Modification – Interstate 77: Article 7.5.8 requires all buffers be undisturbed. The applicants are requesting to disturb the 77 buffer up to 25 feet. The 50 foot buffer would be established, with 25 feet mature vegetation (and supplemented if needed) and 25 feet with new landscaping.
    - UPDATE 8/13/21: Staff supports the buffer modifications proposed on the updated rezoning plan.

- UPDATE 9/13/21: Tree Save Requirement: Article 7.4 of the Zoning Ordinance requires that CB developments save 30% of their specimen trees. 212 specimen trees exist on the site therefore 64 trees are required to remain. The applicants are proposing to save 36 (17%).
    - Tree Mitigation Plan: With the current development plan submitted, the tree mitigation for the development would be as follows:
        - 28 trees removed over and above the ordinance requirement.
        - 28 trees X average 24 inch specimen tree caliper width = 672 calipers of tree required to be mitigated.
        - 672 inches tree caliper removed over the ordinance requirement / 3" new planted tree = *224 trees* required to either be planted on site or contributed to the tree fund bank for planting elsewhere in the community.
        - The updated mitigation plan to plant on site is acceptable to staff. However the number of trees needed does not meet the ordinance requirement (168 trees proposed rather than the required 224). Staff recommends approval with the condition that the mitigation plan be amended to meet the ordinance requirement.
- SWIM Buffer Requirement: Article 8.25.5 of the Zoning Ordinance requires that all intermittent streams be protected by establishing a 30 foot buffer around their perimeter. The applicant's wetlands survey of the property found multiple areas on the site outside of the County GIS delineated streams that also qualify as intermittent streams. Please see below on page 4. The areas that qualify as intermittent streams are shown below in black with red arrows. The zoning ordinance requires that modifications or variances to the SWIM buffer requirements be handled by the Board of Adjustment. Therefore the site plan proposed will not be conforming to the zoning ordinance unless either a variance is granted by the Board of Adjustment or a text amendment to the Zoning Ordinance is approved by the Town Board allowing development and grading on intermittent streams.
    - UPDATE: 9/13/21: A text amendment has been submitted by the applicant to allow intermittent streams to be disturbed with mitigation and with the approval of a conditional district rezoning. This text amendment application (TA21-09) is currently under review. A public hearing was held for the text amendment on 8/16/21.
        - SWIM Buffer Mitigation: If the text amendment is approved, staff will review the proposed SWIM buffer mitigation and approve per the new ordinance requirements. The mitigation will need to meet one of the options outlined in Article 8.25.11 B.

Intermittent Streams being disturbed



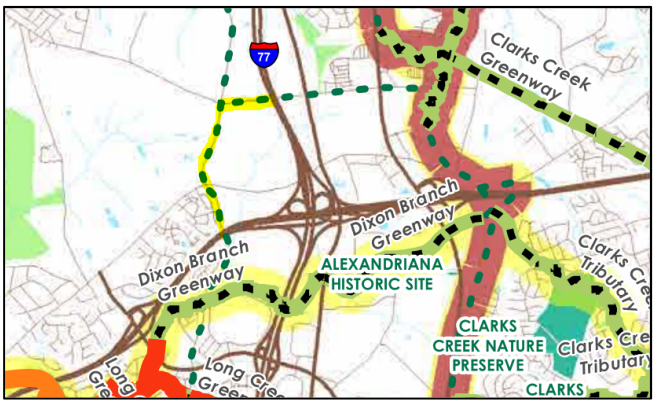
- Schematic Design Notes: The notes on the plan seem to indicate that essentially all aspects of the zoning plan; the number of buildings, number of lots, building size, configuration, location, architecture, etc can be administratively changed as long as the changes would be allowed in the ordinance. Staff consistently recommends that flexibility be built in to rezoning plans to allow administrative minor amendments to the plan

during construction. However the complete flexibility of the notes proposed render the design shown on the rezoning plan itself inconsequential. As staff understands the notes intent, everything as shown can be changed.

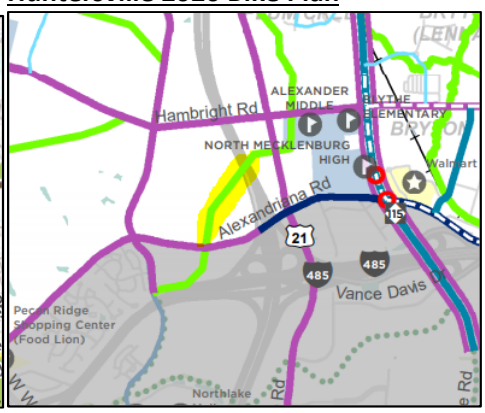
- UPDATE 9/13/21: The applicant has updated the note to clarify what changes are intended with the flexibility notes. It also clarifies that if the design of future buildings does change, loading, storage and utility areas will be kept out of the reduced buffer areas. The notes proposed still allow significant modification from what the rezoning plan and architectural elevations currently show. However because the notes limit the design to what is allowed in the ordinance, and exclude further utility areas in the reduced buffers, staff can support these updated notes.

- Greenway – The 2020 Bike Plan and the 2014 Master Plan call for a future greenway to run along the stream through the subject property. However Mecklenburg County recently updated their greenway plan to reroute the greenway along Mt. Holly Huntersville Road and down Hambright Road. See both highlighted below on page 5. It is staff's understanding that the Park and Recreation Department intends to initiate an amendment of the Town's plans to match the county's update this year. Staff supports the removal of the greenway therefore though the subject property.
- Block Length - Article 5A.A of the Zoning Ordinance requires industrial developments have a block length no greater than 1,500 feet. The proposed plan includes a distance of 2,300 feet from Alexandriana Road to the closest street stub. The ordinance however also allows the Town Board to approve larger block lengths where appropriate and when consistent with the intent of the ordinance. Immediately to the west of the subject property from Alexandriana Road to the proposed stub street include a cemetery, intermittent stream, wetlands, and the proposed BMP. None of these areas are conducive for connectivity. Therefore staff supports a proposed modification to allow the increased block length.
  - UPDATE 9/13/21: At the public hearing, a request was made to discuss a potential breakup of the long street in a way other than an intersection and future stub. The applicant proposes that "the road, as currently designed utilizes minimum horizontal curve radii, five curves, and short tangent sections to prevent long straightaways. This is appropriate for roads that see predominantly truck traffic". Staff supports the current design of the street.

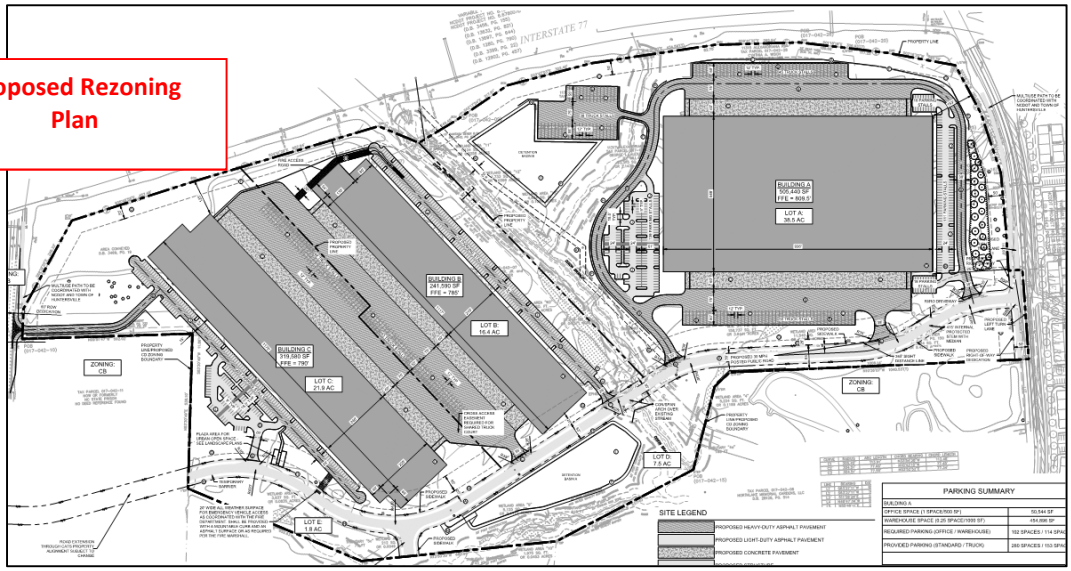
County Greenway Plan:



Huntersville 2020 Bike Plan



Proposed Rezoning Plan



PART 3: TRANSPORTATION ISSUES

- Traffic Impact Analysis (TIA): A first draft of the Traffic Impact Analysis (TIA) was submitted to Huntersville Engineering Staff on June 2nd, 2021. However the TIA draft has been deemed as incomplete by staff. A scoping package for a new TIA that includes the connection to Hambright Road through the CATS property to the north (see Hambright Connection comment below) has also been submitted and is under review. At this time it is not clear if the applicants are going to submit a revised TIA for the original scope, pursue a TIA draft for the new scope under review or for both. Staff will endeavor to update the Board on the TIA status at the public hearing.
    - UPDATE 9/13/21: The draft TIA has been accepted by engineering staff. The recommended mitigation improvements are included below. The applicants have added these improvements onto their updated rezoning plan as required roadway improvements.

US21 (Statesville Road) at Hambright Road

- Construct an exclusive eastbound right-turn lane on Hambright Road with 175 feet of storage

US21 (Statesville Road) at Alexandriana Road

- Construct an exclusive eastbound right-turn lane on Alexandriana Road maximizing storage without widening the bridge over I-77

Hambright Road at Mt Holly Huntersville Road

- Construct an exclusive eastbound left-turn lane on Hambright Road with 125 feet of storage
- Construct an extension of the existing eastbound right-turn lane on Hambright Road to have 200 feet of storage

Alexandriana Road at Site Access A

- Construct an exclusive eastbound left-turn lane with 100 feet of storage
- Construct an exclusive westbound right-turn lane with 100 feet of storage
- Construct Access A to have an exclusive left-turn lane with 275 feet of storage
- A 415 foot internal protected stem on Access A. A right-in/out access driveway may be permitted within the protected stem.

Hambright Road at Site Access B (right-in/out only, closest access to I-77)

- Construct a median along Hambright Road to restrict the access to right-in/out only
- A 100 foot internal protected stem on Access B

Hambright Road at Site Access C (full movement)

- Construct an exclusive westbound left-turn lane on Hambright Road with 125 feet of storage
- A 100 foot internal protected stem on Access C

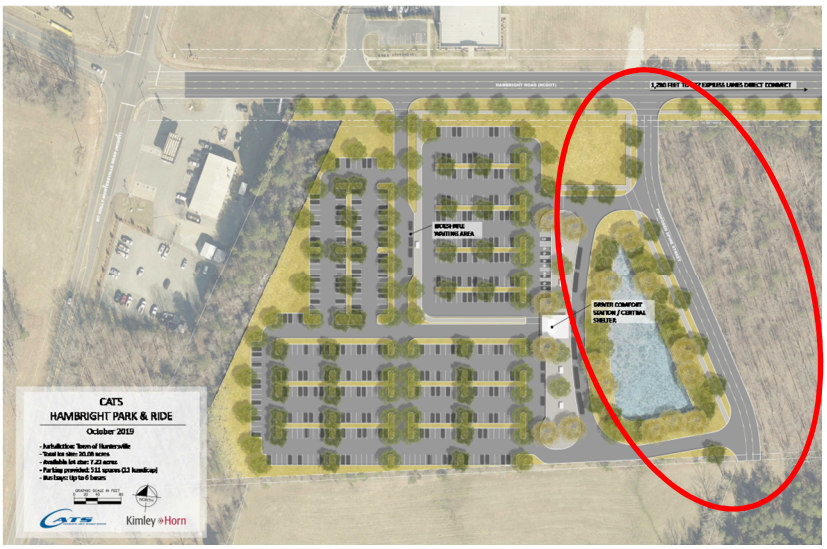
Hambright Road at Mt Holly Huntersville Road

- Construct an exclusive westbound left-turn lane on Hambright Road with 100 feet of storage

Hambright Road at Site Access C (full movement)

- Construct the Site Access C approach to include an exclusive right turn lane with 100 feet of storage

- Hambright Connection: As part of the Charlotte Area Transit System (CATS) Park and Ride design, a private road/driveway will be constructed by CATS to the northern property line of the proposed development. Please see the concept plan from CATS below (connection circled in red) on page 7. Huntersville staff has worked with CATS staff and the applicants in an effort to connect the CATS road with the applicant's new proposed street. The intent is to create one complete public street connection from Hambright Road to Alexandriana Road. Such a connection would be highly desirable due to connecting two thoroughfares and providing a north/south traffic movement between them. Here are some facts regarding the status of the potential connection.
    - CATS has agreed to design their road as a public street per Town of Huntersville design standards.
    - NCDOT currently owns the Hambright property and has agreed to donate the land to CATS for public use. However as part of their agreement, NCDOT has determined that in order for the property to be converted as public right of way (ROW), they would need to be reimbursed at market value for the ROW. The Lake Norman EDC has had the CATS Hambright property surveyed and based on the results, staff has estimated that the ballpark cost needed to reimburse NCDOT is about $67,000.
    - CATS has agreed to provide the survey and paperwork needed to identify the ROW and complete the transaction with NCDOT. Thus the only known obstacle at this point to finalizing the street connection is the outstanding cost of the NCDOT reimbursement.
    - The applicants have notified staff that they may amend their TIA scope to include the potential connection to Hambright Road. Including the Hambright study in the TIA may distribute traffic better and could reduce potential mitigation required to be installed by the applicant.
    - At this time, the applicant has not volunteered to participate with the cost of connecting the street to Hambright Road.
    - UPDATE 8/13/21: It is staff's understanding that the new TIA submitted is based on the Hambright connection being made. The updated plan submitted does not commit to having the Hambright connection constructed by the applicant or by CATS. If the TIA is conducted with the assumption that the Hambright connection is made but the rezoning plan does not commit to have the connection open prior to buildings opening, this is a conflict. CATS does not have a timeline on when they would construct their portion of the connection. Therefore without the road constructed the development would not be operating in compliance with the pending TIA.
        - UPDATE 9/13/21: Although the Hambright connection has not been committed to by the applicant, both the Town and CATS are committed to working with the applicant to make the connection happen. The connection is already in the CATS plan for operation, so it is likely not a question of if the connection is made, but when. Therefore there may be some overlap where the applicants are operating and the connection is not yet made. However staff is confident that between the two public entities and the applicant, the planned connection will be made in the near future. Due to these specific circumstances, staff recommends approval of the modification note F that allows the buildings to operate before the Hambright connection is made.



PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy LU 1.1 –** *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* STAFF COMMENT: The application proposed includes office, light industrial, warehousing, and distribution uses in the appropriate Employment Center character area of the 2040 plan. This area is intended to accommodate such employment generating uses. Please see the Employment Center description below on page 8.
- **Policy LU 5.1 –** *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The development in question is a large sized development which will produce a significant increase in truck traffic. The location of the proposed development is appropriately located in between two thoroughfares and immediately adjacent to Interstate 77.
- **Policy LU 7.1 -** *Require new development to adhere to the following design principles: In defined employment centers some flexibility in the form-based design principles is allowed including: Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates.* STAFF COMMENT: The rezoning application is located in an identified employment center and is seeking flexibility from the fronting public street buffer requirement. The location of the property is adjacent to the interstate and is located "interior" to a proposed business park, off of the thoroughfares located to the north and south.
- **Economic Development Goal –** *Maintain or exceed the current percentage of tax revenue from non-residential uses.* STAFF COMMENT: The large commercial development would add to the Town's commercial tax base.

STAFF COMMENT – Staff finds the proposed use *NOT* consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy EOS 1.1** – *Support and enhance regulations pertaining to open space design and protection. – Continue to encourage the preservation of floodplains, wetlands, scenic views, wildlife habitat and prominent natural historical features.* STAFF COMMENT: The current development plan is proposed to fill and establish buildings on three portions of wetlands that qualify as intermittent streams. As mentioned in Part 2 above, the applicants would need to receive a variance from the Board of Adjustment or a text amendment to the zoning ordinance to allow the required stream buffer to be removed. The proposed development plan would also not be consistent with **Policy EOS-5**: *Protect water quality,* for similar reasons.
    - UPDATE 8/13/21: The development can be consistent with this policy if the proposed text amendment under review and associated mitigation is approved.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

   STAFF COMMENTS:

   - The rezoning application would rezone the property from Corporate Business (CB) to Corporate Business Conditional District (CB-CD). The main purpose of the rezoning is to modify the 80 foot buffer requirements. Therefore the underlying zoning category and uses proposed would not change. The uses proposed then are consistent with existing and surrounding development.
   - The proposed development is surrounded by thoroughfares, Interstate 77 and other Corporate Business zoning.
   - Buffers and visual separation between uses can also assist in making uses blend in with the character of existing development. The proposed application proposes to establish modified forms of the required buffers along the interstate and the adjacent thoroughfares.
       - Staff has worked with the applicant to established dense and evergreen albeit narrower buffers along existing and future rights of way. Staff recommends that the buffers proposed will meet the intent of the ordinance and provide visual separation for the proposed uses.
       - The development is proposed to be adjacent to the Northlake Memorial Gardens Cemetery along the western property line near Alexandriana Road. The cemetery is zoned CB therefore no buffer is required in the zoning ordinance. However the applicant is proposing to establish a 20

foot buffer along the cemetery's property line in an effort to blend the industrial use with the adjacent low intensity use.

- Considering the information above, staff recommends that the application is consistent with the overall character of existing development in the immediate vicinity of the subject properties.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

   STAFF COMMENT:
   - In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.
   - Staff has no findings to show that there would not be adequate public facilities to service the intended development. The concept plan for storm water drainage systems are currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**

   STAFF COMMENT:

   - Please see Part 2 above in regard to the environmental concerns with the current plan. Otherwise, staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the application.

PART 5: PUBLIC HEARING

After being continued on July 19, 2021 the Public Hearing for the application was held on August 16th, 2021. No one from the public spoke for or against the application. After a discussion about the block length modification and a request for additional street calming to be added for the internal street, the public hearing was closed.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the application with the conditions below. The application is consistent with Policies 1.1, 5.1, and 7.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because the proposed development will support the policies outlined in the 2040 plan, while maintaining the aesthetics of the public street with modified buffers.

1. The SWIM buffer text amendment currently under consideration is approved and SWIM buffer mitigation is approved per Article 8.25.11 B of the ordinance.
2. An updated Tree Mitigation plan is submitted that meets ordinance requirements.
3. Minor staff comments on the rezoning plan are addressed prior to final plan approval.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board reviewed the application at their August 24th, 2021 Meeting. After discussion S. Hensley made a Motion to Approve R21-08 based on the amendment being consistent with the 2040 Community Plans policy LU1.1, LU5.1, LU7.1 and the Economic Development Goal to maintain the current percentage of tax revenue in non-residential uses. It is reasonable and in the public's interest to amend the zoning ordinance because the proposed zoning CB is the same as the current zoning and therefore no additional uses are allowed due to this plan. Our recommendation is subject to five conditions; 1. That the SWIM buffer amendment is adopted, and mitigation is approved. 2. The TIA is accepted, and all required mitigation is committed to by the applicant. 3. Updated tree mitigation plan is submitted showing conformance to Article 7.4. 4. The rezoning notes are amended to keep the general design of the buffer, the street and the frontage conditions. 5. Minor comments on the plan addressed prior to final approval. J. Sny seconded the motion. The motion passed (8-1) with C. Graffy opposed because it is not deferred.

PART 8 CONSISTENCY STATEMENT – R21-08: Beltway 77 Industrial

Planning Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
The Planning Board reviewed the application at their August 24th, 2021 Meeting. After discussion S. Hensley made a Motion to Approve R21-08 based on the amendment being consistent with the 2040 Community Plans policy LU1.1, LU5.1, LU7.1 and the Economic Development Goal to maintain the current percentage of tax revenue in non-residential uses. It is reasonable and in the public's interest to amend the zoning ordinance because the proposed zoning CB is the same as the current zoning and therefore no additional uses are allowed due to this plan. Our recommendation is subject to five conditions; 1. That the SWIM buffer amendment is adopted, and mitigation is approved. 2. The TIA is accepted, and all required mitigation is committed to by the applicant. 3. Updated tree mitigation plan is submitted showing conformance to Article 7.4. 4. The rezoning notes are amended to keep the general design of the buffer, the street and the frontage conditions. 5. Minor comments on the plan addressed prior to final approval. J. Sny seconded the motion. The motion passed (8-1) with C. Graffy opposed because it is not deferred	N/A	N/A

Town Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
In considering the proposed rezoning Petition R21-08, Beltway 77 Industrial, the **Town Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)] It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Town Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended]. The Town Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions] It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]*	In considering the proposed rezoning petition R21-08, Beltway 77 Industrial, the Town Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)]. It is not reasonable and in the public interest to amend the Zoning Ordinance because…[Explain]

CONDITIONAL REZONING PLAN

BELTWAY 77 - HUNTERSVILLE

11309 ALEXANDRIA ROAD

TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

EPM #: 421029 CONDITIONAL REZONING (ACTIVE)
EPM #: XXXXXX COMMERCIAL SITE PLAN

UTILITY AND GOVERNING AGENCIES CONTACT LIST AND MATRIX:

WATER COMPANY
CITY OF CHARLOTTE
INSTALLATION & DEVELOPMENT SERVICES
NEW SERVICES SECTION
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 336-7600

PLANNING DEPARTMENT
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR
HUNTERSVILLE, NC 28070
CONTACT: BRAD PRIEST
(704) 766-2214

SANITARY SEWER COMPANY
CITY OF CHARLOTTE
INSTALLATION & DEVELOPMENT SERVICES
NEW SERVICES SECTION
5100 BROOKSHIRE BOULEVARD
CHARLOTTE, NC 28216
(704) 336-7600

ZONING DEPARTMENT
TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
105 GILEAD ROAD, 3RD FLOOR'
HUNTERSVILLE, NC 28070
CONTACT: BRAD PRIEST
(704) 766-2214

FIRE MARSHAL
MECKLENBURG COUNTY FIRE MARSHAL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
(980) 314-3074
CONTACT: RANDY FRAZIER

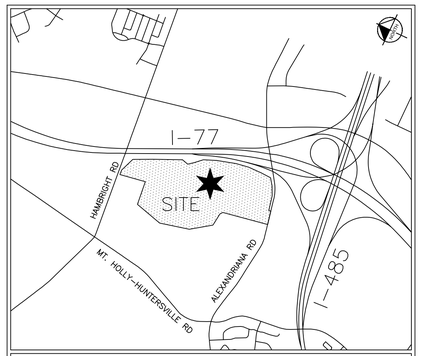
GAS COMPANY
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
(704) 587-6958
CONTACT: GREG COPE

EROSION CONTROL
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MICHAEL MACINTYRE

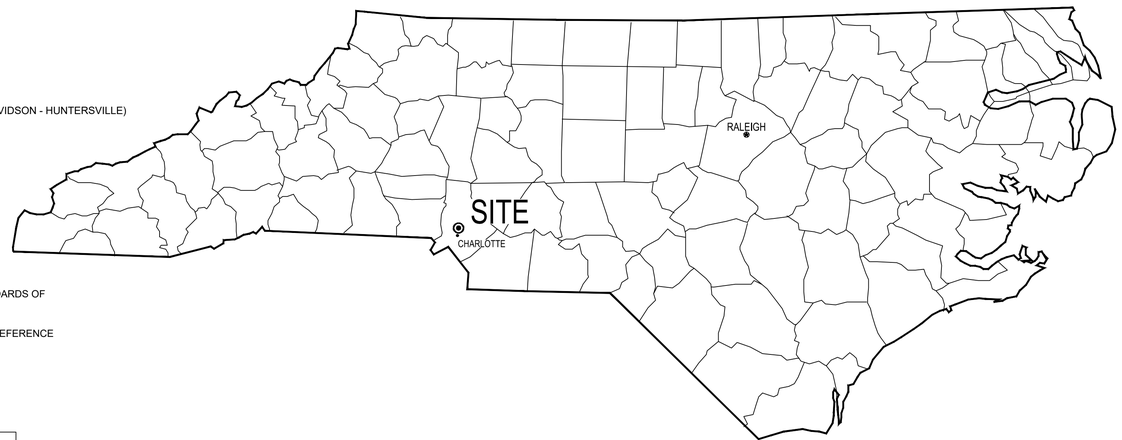
EROSION CONTROL & WATER QUALITY INSPECTOR
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MIKE HELMS

POWER COMPANY
ELECTRICITIES OF NORTH CAROLINA, INC.
11316 SAM FURR ROAD
HUNTERSVILLE, NC 28078
(704) 659-2171
(704) 267-5722
CONTACT: STUART BRITT

ZONING INSPECTOR
MECKLENBURG COUNTY
2145 SUTTLE AVENUE
CHARLOTTE NC 28208
(980) 721-0924
CONTACT: BRIAN SIFFORD (CORNELIUS - DAVIDSON - HUNTERSVILLE)



SITE LOCATION MAP
NOT TO SCALE



SITE DEVELOPMENT NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ±XXX ACRES TO BE DEDICATED TO THE TOWN OF HUNTERSVILLE FOR A NEW PUBLIC TOWN ROAD. REFERENCE SITE PLAN.

NOTE TO DEVELOPER:
LIGHTING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE TOWN OF HUNTSERSVILLE PRIOR TO CO ISSUANCE. ANY CONFLICT BETWEEN THE INSTALLED INFRASTRUCTURE AND SUBSEQUENTLY APPROVED LIGHTING PLAN PER TOWN ORDINANCE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESS.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE THE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

Kimley»Horn

DEVELOPER:
STRATEGIC CAPITAL PARTNERS, LLC
280 E. 96TH STREET
SUITE 250
INDIANAPOLIS, IN 46240
PHONE (317) 819-1881

CONTACT: RICH HORN

DEVELOPMENT MANAGER:
DEVELOPMENT AND CONSTRUCTION INSIGHT, LLC
2054 KILDAIRE FARM ROAD
SUITE 167
CARY, NC 27518
PHONE (919) 868-5859

CONTACT: JIM TULLY, P.E.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
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PAUL WOODY ARCHITECT
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CHARLOTTE, NC 28211
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CONTACT: PAUL WOODY

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REQUIRED OFFSITE ROADWAY IMPROVEMENTS

US21 (STATESVILLE ROAD) AT HAMBRIGHT ROAD
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH 175 FEET OF STORAGE

US21 (STATESVILLE ROAD) AT ALEXANDRIANA ROAD
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON ALEXANDRIANA ROAD MAXIMIZING STORAGE WITHOUT WIDENING THE BRIDGE OVER I-77

HAMBRIGHT ROAD AT MT HOLLY HUNTERSVILLE ROAD
- CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON HAMBRIGHT ROAD WITH 125 FEET OF STORAGE
- CONSTRUCT AN EXTENSION OF THE EXISTING EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD TO HAVE 200 FEET OF STORAGE

ALEXANDRIANA ROAD AT SITE ACCESS A
- CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH 100 FEET OF STORAGE
- CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH 100 FEET OF STORAGE
- CONSTRUCT ACCESS A TO HAVE AN EXCLUSIVE LEFT-TURN LANE WITH 275 FEET OF STORAGE
- A 415 FOOT INTERNAL PROTECTED STEM ON ACCESS A. A RIGHT-IN/OUT ACCESS DRIVEWAY MAY BE PERMITTED WITHIN THE PROTECTED STEM.

HAMBRIGHT ROAD AT SITE ACCESS B (RIGHT-IN/OUT ONLY, CLOSEST ACCESS TO I-77)
- CONSTRUCT A MEDIAN ALONG HAMBRIGHT ROAD TO RESTRICT THE ACCESS TO RIGHT-IN/OUT ONLY
- A 100 FOOT INTERNAL PROTECTED STEM ON ACCESS B

HAMBRIGHT ROAD AT SITE ACCESS C (FULL MOVEMENT)
- CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON HAMBRIGHT ROAD WITH 125 FEET OF STORAGE
- A 100 FOOT INTERNAL PROTECTED STEM ON ACCESS C

THE FOLLOWING IMPROVEMENTS ARE NOT INCLUDED IN THE TIA BUT ARE ALSO RECOMMENDED:

HAMBRIGHT ROAD AT MT HOLLY HUNTERSVILLE ROAD
- CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON HAMBRIGHT ROAD WITH 100 FEET OF STORAGE

HAMBRIGHT ROAD AT SITE ACCESS C (FULL MOVEMENT)
- CONSTRUCT THE SITE ACCESS C APPROACH TO INCLUDE AN EXCLUSIVE RIGHT TURN LANE WITH 100 FEET OF STORAGE

ADJACENT PROPERTY OWNERS:

NORTH
HAMBRIGHT ROAD

VR PROPERTY DEVELOPMENT LLC
3101 VALENTINE LN
CHARLOTTE NC 28270

WEST/NORTHWEST

NORTHLAKE MEMORIAL GARDENS LLC
PO BOX 3434
HUNTERSVILLE NC 28078

RANDY C STRICKLAND
500 N HOSKINS RD
CHARLOTTE NC 28216

NC STATE PRISON
PO BOX 605
HUNTERSVILLE NC 28078

SOUTH/SOUTHEAST

ALEXANDERIANA ROAD

PPW ALEXANDRIANA LLC
1341 E MOREHEAD ST STE 201
CHARLOTTE NC 28204

EAST

I-77

NO DUKE ENERGY TRANSMISSION ROW SHOWN WITHIN PROJECT LIMITS. IF IMPACTS ARE TO DUKE ENERGY DISTRIBUTION FACILITIES PLEASE CONTACT 800.777.9898 TO HAVE A WORK ORDER SET-UP TO DISCUSS PROJECT WITH A DISTRIBUTION ENGINEER

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/03/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

Kimley»Horn
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
09/03/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

COVER SHEET

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C100

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C100 COVER SHEET September 10, 2021 02:20:52pm K:\CHL_PRJ\DG\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C100 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C200 EXISTING CONDITIONS September 10, 2021 02:21:12pm K:\CHL_PRJ\DCI\013766000 Huntersville – Beltway 77\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C200 EXISTING CONDITIONS.dwg

PLOTTED: 7/22/2021
G:93119DWG93119.DWG

FIRST AMERICAN TITLE INSURANCE COMPANY

11313, 11307, 11315 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-7-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. EASEMENT TO STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1763, PAGE 429, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

4. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2360, PAGE 403, MECKLENBURG COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT)

5. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 245, MECKLENBURG COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT)

6. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 247, MECKLENBURG COUNTY REGISTRY. (THE 50 FT EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION.)

7. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3107, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

8. EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 118, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

9. EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 122, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

(10) EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA RECORDED IN BOOK 3456, PAGE 155, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

11. EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

(12) EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

(13) EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 12840, PAGE 790, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(14) EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13632, PAGE 821, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(15) EASEMENT TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13697, PAGE 644, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(16) EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

17. EASEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

18. EASEMENT(S) SET FORTH IN INSTRUMENT RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

19. EASEMENT(S) SET FORTH IN INSTRUMENT RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11300 HAMBRIGHT ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-1-INDY
EFFECTIVE DATE: AUGUST 17, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

[4] RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

5. EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

6. DEED – RIGHT OF WAY IN FAVOR OF THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 3469, PAGE 19, MECKLENBURG COUNTY, REGISTRY. (AREA DESCRIBED IS CURRENTLY PART OF THE EXISTING PARCEL)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY, REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

8. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY, REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

[9] TERMS, CONDITIONS, EASEMENT(S) SET FORTH IN DEED RECORDED IN BOOK 5918, PAGE 733, MECKLENBURG COUNTY REGISTRY. (INCLUDING, BUT NOT LIMITED TO, EASEMENTTO JOHN MCKNITT ALEXANDER BY INSTRUMENT (UNRECORDED) DATED SPETEMBER 9, 1988, REFERENCED HEREIN) (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11311 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-8-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY AGREEMENT TO STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1763, PAGE 429, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

4. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2360, PAGE 403, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

5. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 245, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

6. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 2376, PAGE 247, MECKLENBURG COUNTY REGISTRY. (THE 50 FT EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION.)

7. GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3107, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

8. DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 118, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

9. DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 122, MECKLENBURG COUNTY REGISTRY. (NO LONGER AFFECTS SUBJECT PROPERTY BASED ON NEW HIGHWAY PLANS)

(10) DEED OF EASEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 3456, PAGE 155, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

11. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

(12) EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

(13) DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13632, PAGE 821, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(14) FEE SIMPLE DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 13697, PAGE 644, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(15) NORTH CAROLINA GENERAL WARRANTY DEED TO DONOVAN MCGRADY III AND WIFE, AND CARRIE W. MCGRADY RECORDED IN BOOK 14239, PAGE 588, MECKLENBURG COUNTY REGISTRY. (ACCESS EASEMENT SHOWN HEREON)

16. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (SURVEYOR TO CONFIRM APPLICABILITY) (DOES NOT AFFECT SUBJECT PROPERTY)

17. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

18. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(19) EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN MAP BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11250 HAMBRIGHT ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-3-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 2360, PAGE 403, MECKLENBURG COUNTY REGISTRY. AS TO FEE AND APPURTENANT EASEMENT (BLANKET EASEMENT)

4. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. AS TO APPURTENANT EASEMENT (DOES NOT AFFECT SUBJECT PROPERTY)

5. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. AS TO APPURTENANT EASEMENT (DOES NOT AFFECT SUBJECT PROPERTY)

(6) THE COMPANY DOES NOT INSURE DIRECT ACCESS TO A PUBLIC RIGHT OF WAY TO AND FROM THE LAND, BUT OVER PRIVATE EASEMENT RECORDED IN BOOK 5921, PAGE 60, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11323 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-2-INDY
EFFECTIVE DATE: AUGUST 17, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

(3) DEED OF EASEMENT TO STATE HIGHWAY COMMISSION, AN AGENCY OF THE STATE OF NORTH CAROLINA, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 3399, PAGE 21, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

4. EASEMENT AGREEMENT TO CITY OF CHARLOTTE, A MUNICIPAL CORPORATION RECORDED IN BOOK 3566, PAGE 321, MECKLENBURG COUNTY REGISTRY. (DOES NOT AFFECT SUBJECT PROPERTY)

(5) EASEMENT TO MARY E. ALEXANDER AND TO THE SAID IRIS J. ALEXANDER RECORDED IN BOOK 4102,PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

6. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 505, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(8) DEED - RIGHT OF WAY RECORDED IN BOOK 12902, PAGE 457, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY IS AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

NORTHWEST QUADRANT OF I-77 AND ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-5-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. RIGHT OF WAY EASEMENT OPTION TO COLONIAL PIPELINE COMPANY RECORDED IN BOOK 2360, PAGE 403, MECKLENBURG COUNTY REGISTRY. (BLANKET EASEMENT)

(4) RIGHT(S) OF WAY TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION RECORDED IN BOOK 4017, PAGE 441, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

5. EASEMENT TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 3017, PAGE 48, MECKLENBURG COUNTY REGISTRY. (GENERAL LOCATION CANNOT BE DETERMINED)

(6) SANITARY SEWER EASEMENT AGREEMENT TO CITY OF CHARLOTTE RECORDED IN BOOK 3642, PAGE 676, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

(7) EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN MAP BOOK 37, PAGE 861, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

(8) ACCESS EASEMENT TO MARY E. ALEXANDER AND IRIS J. ALEXANDER RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

9. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505, RE-RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11201 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-4-INDY
EFFECTIVE DATE: AUGUST 18, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

3. NOTICE OF ROADWAY CORRIDOR RECORDED IN BOOK 7845, PAGE 67; AND (A CORRECTION OF BOOK 7772, PAGE 505), MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

(4) MEMORANDUM OF ACTION RECORDED IN BOOK 16909, PAGE 668; AND AS AFFECTED BY CONSENT JUDGMENT IN BOOK 21417, PAGE 375, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

FIRST AMERICAN TITLE INSURANCE COMPANY

11317 ALEXANDRIANA ROAD, HUNTERSVILLE, NC 28078
FILE NO: NCS-1025015-6-INDY
EFFECTIVE DATE: AUGUST 25, 2020 AT 8:00AM

SCHEDULE B - II (EXCEPTIONS)

(3) TERMS AND CONDITIONS OF ACCESS EASEMENT AGREEMENT BY AND BETWEEN GEORGE W. ALEXANDER AND WIFE, ANNIE M. ALEXANDER AND MARY E. ALEXANDER AND IRIS J. ALEXANDER, RECORDED IN BOOK 4102, PAGE 508, MECKLENBURG COUNTY REGISTRY. (AS SHOWN HEREON)

4. POWER OF ATTORNEY FROM GEORGE LEE ALEXANDER TO JOHN MCNITT ALEXANDER, SR. RECORDED IN BOOK 7716, PAGE 616, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

5. POWER OF ATTORNEY FROM MARY E. ALEXANDER TO CYNTHIA A. WISCH RECORDED IN BOOK 6919, PAGE 165, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

6. POWER OF ATTORNEY FROM IRIS J. ALEXANDER TO JOE M. ALEXANDER RECORDED IN BOOK 7019, PAGE 57, MECKLENBURG COUNTY REGISTRY. (NOT A SURVEY MATTER)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7772, PAGE 505; AND RE-RECORDED IN BOOK 7845, PAGE 67, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY AS SHOWN HEREON)

Huntersville Tract

GPI Job No. 2020519.00

This map was produced by photogrammetric methods from LIDAR data and aerial photography in accordance with National Map Accuracy Standards for 1"=50' scale mapping with 1' contours as published by the USGS. Planimetric and topographic features that lie in areas delineated as "OBSCURE" may not adhere to National Map Accuracy Standards. Though effective at penetrating average leaf coverage, LIDAR technology cannot be guaranteed in areas of especially dense leaf canopy. Therefore, GPI cannot guarantee the accuracy of the topographic contours in densely vegetated areas.

Ninety–five (95) percent of all contours on clear unobscured ground will be correct to within one–half (1/2) of the contour interval. The remaining five (5) percent will not exceed error of more than the contour interval.

Dashed–line contours shall have an accuracy with respect to true elevation of one contour interval or one–fourth (1/4) the average height of the ground cover, whichever is greater.

Ninety (90) percent of all spot elevations on clear unobscured ground will be correct to within twenty–five (25) percent of the specified contour interval, and none will be in error by more than fifty (50) percent of that contour interval.

Ninety–five (95) percent of all visible planimetric features shall be within one–fortieth (1/40) of an inch, at map scale, of their correct coordinate positions. No such well defined features shall be in error by more than one–twentieth (1/20) of an inch.

Contour Interval: 1 Foot
Date of LIDAR Acquisition: September 30, 2020
Date of Photography: September 30, 2020

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	205.45'	113.91'	N33°54'38"W	112.46'
C2	304.51'	77.66'	N10°43'15"W	77.45'
C3	304.51'	77.55'	N03°52'52"E	77.34'

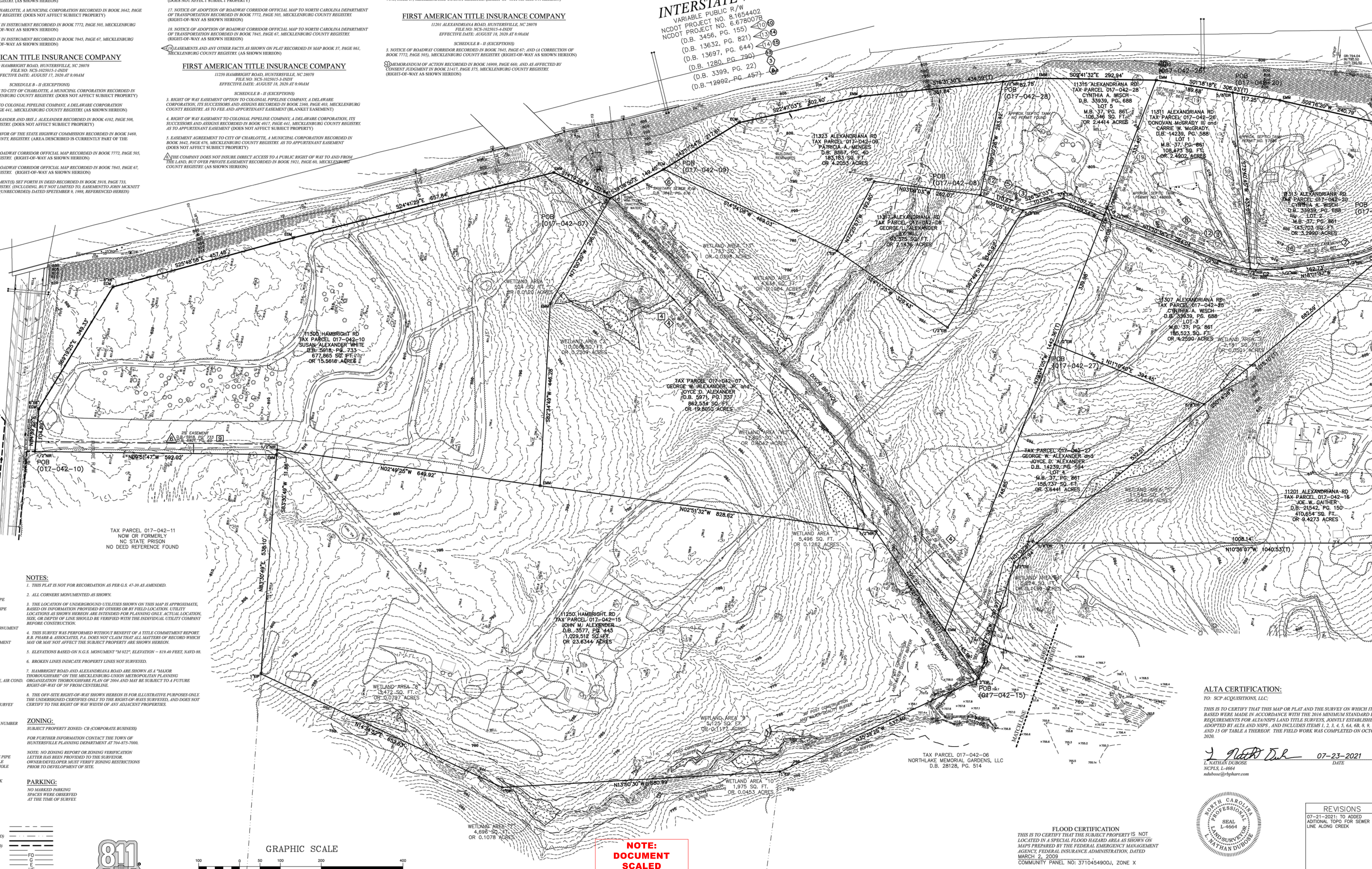
LINE	BEARING	DISTANCE
L1	S63°37'11"W	69.59'
L2	S63°37'11"W	16.27'
L3	S11°28'28"E	24.98'
L4	N49°47'39"W	85.30'
L5	N55°48'11"E	28.56'
L6	S11°28'28"E	23.42'

MAP REFERENCE: NC GRID NAD 83

VICINITY MAP
NOT TO SCALE

GPS CERTIFICATION:

I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: AA(1:20,000)
(2) POSITIONAL ACCURACY: HORIZONTAL N=0.006', E=0.004'; VERTICAL=0.003'
(3) TYPE OF GPS FIELD PROCEDURE: NCVRS
(4) DATES OF SURVEY: SEPTEMBER 22, 2020
(5) DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION=120, ZONE: NC 3200
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "M 022"
(7) GEOID MODEL: GEOID18(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984065
(9) UNITS: US SURVEY FEET



LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
DB. - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GLM - GAS LINE MARKER
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MB. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TPED - TELEPHONE PEDESTAL
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
FIBER OPTIC LINE — FO —
GAS LINE — G —
POWER LINE — E —
POWER LINE (UNDERGROUND) — UE —
SANITARY SEWER PIPE — SS —
STORM DRAIN PIPE — SD —
TELEPHONE LINE — T —
TELEPHONE LINE (UNDERGROUND) — UT —
WATER LINE — W —
CHAIN LINK FENCE — x —

NOTES:

1. *THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.*

2. *ALL CORNERS MONUMENTED AS SHOWN.*

3. *THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.*

4. *THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.*

5. *ELEVATIONS BASED ON N.G.S. MONUMENT "M 022", ELEVATION = 819.40 FEET, NAVD 88.*

6. *BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.*

7. *HAMBRIGHT ROAD AND ALEXANDRIANA ROAD ARE SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.*

8. *THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.*

ZONING:

SUBJECT PROPERTY ZONED: CB (CORPORATE BUSINESS)

FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT AT 704-875-7000.

NOTE: NO ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN PROVIDED TO THE SURVEYOR. OWNER/DEVELOPER MUST VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF SITE.

PARKING:

NO MARKED PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

Know what's **below.**
Call before you dig.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTE: DOCUMENT SCALED TO FIT THIS PLAN SET

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009
COMMUNITY PANEL NO: 3710454900J, ZONE X

THIS IS TO CERTIFY THAT ON THE 7 *DAY OF* OCTOBER 20 20 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED [signature]

ALTA CERTIFICATION:

TO: SCP ACQUISITIONS, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS , AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 8, 9, 11, 13, AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2020.

[signature] 07–23–2021
L. NATHAN DUBOSE *DATE*
NCPLS, L-4664
ndubose@rbpharr.com

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4664 L. NATHAN DUBOSE

FOR REFERENCE ONLY

TOTAL AREA
3,959,905 SQ. FT.
OR 90.9069 ACRES SHEET 1 OF 2

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
07–21–2021: TO ADDED ADITIONAL TOPO FOR SEWER LINE ALONG CREEK	SCP ACQUISITIONS, LLC HAMRIGHT RD. AND ALEXANDRIANA RD. TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC DEED REFERENCE: AS SHOWN MAP REFERENCE: AS SHOWN TAX PARCEL #: AS SHOWN
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO: C-1471 969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GH	CB/DB	DJ	1" = 100'	OCT 7, 2020	92044

SURVEY 1 OF 2

C200

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C201 EXISTING CONDITIONS September 10, 2021 02:21:17pm K:\CHL_PRJ\DCI\013766000 Huntersville – Beltway 77\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C200 EXISTING CONDITIONS.dwg

AS-SURVEYED PROPERTY DESCRIPTIONS

Alexandriana Rd.
Parcel 017-042-07

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way, said point also located at the southeast corner of the Susan Alexander White Property as described in Deed Book 5918, Page 733; thence with the margin of Interstate 77 South 39°08'50" East a distance of 149.45 feet to an existing concrete monument located at the northern corner of the Patricia A. Menges Property as described in Deed Book 8567, Page 40; thence with the aforesaid Menges Property South 14°34'08" West a distance of 469.03 feet to a 1" existing iron pipe located at the northwest corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) South 24°11'25" West a distance of 329.43 feet to a 1/2" existing iron rod; 2) South 67°49'51" East a distance of 340.92 feet to a 5/8" existing iron rod located at a western corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 the following two (2) courses and distances: 1) South 26°57'03" East a distance of 103.55 feet to a 5/8" existing iron rod; 2) South 11°09'54" West a distance of 107.79 feet to a 1/2" existing iron rod located at the northeast corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 North 79°34'05" West a distance of 339.98 feet to a 1/2" existing iron rod located at the northeast corner of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 North 79°34'05" West a distance of 748.85 feet to an existing metal monument located at a southeast corner of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 44°21'30" East a distance of 295.22 feet to a 1/2" new iron rod; 2) North 02°51'32" West a distance of 828.62 feet to an existing metal monument located at the southwest corner of the aforesaid Susan Alexander White Property; thence with the aforesaid White Property the following two (2) courses and distances: 1) North 82°34'49" East a distance of 446.28 feet to an existing metal monument; 2) South 71°00'20" East a distance of 296.19 feet to the point and place of beginning, having an area of 862,533 square feet (19.8010 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11317 Alexandriana Rd.
Parcel 017-042-08

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pipe located at the northwest corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 South 09°05'30" West a distance of 110.67 feet to a 5/8" existing iron rod located at an eastern corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 67°49'51" West a distance of 340.92 feet to a 1/2" existing iron rod; 2) North 24°11'25" East a distance of 329.43 feet to a 1" existing iron pipe located at a western corner of the Patricia A. Menges Property as described in Deed Book 8567, Page 40; thence with the aforesaid Menges Property the following two (2) courses and distances: 1) South 72°25'57" East a distance of 192.80 feet to a 1" existing iron pipe; 2) South 03°09'03" East a distance of 262.07 feet to the point and place of beginning, having an area of 93,375 square feet (2.1436 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11323 Alexandriana Rd.
Parcel 017-042-09

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing concrete monument located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also being located at a northeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the margin of Interstate 77 the following three (3) courses and distances: 1) South 42°17'54" East a distance of 217.61 feet to an existing concrete monument; 2) South 22°47'03" East a distance of 302.40 feet to an existing metal monument; 3) South 16°31'30" East a distance of 351.84 feet to a 1/2" new iron rod located at the northeast corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 1 North 89°20'28" West a distance of 283.42 feet to an existing iron pipe located at an eastern corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 03°09'03" West a distance of 262.07 feet to a 1" existing iron pipe; 2) North 72°25'57" West a distance of 192.80 feet to a 1" existing iron pipe located at an eastern corner of the aforesaid George W. and Joyce D. Alexander Property; thence with the aforesaid Alexander Property North 14°34'08" East a distance of 469.03 feet to the point and place of beginning, having an area of 183,183 square feet (4.2053 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020 Job No. 92044.

11300 Hambright Rd.
Parcel 017-042-10

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the southern margin of the right-of-way of Hambright Road (a variable width public right-of-way), said point also located on an eastern line of the NC State Prison Property now or formerly; thence with the margin of Hambright Road North 84°39'22" East a distance of 104.89 feet to an existing concrete monument located at the intersection of the southern margin of the right-of-way of Hambright Road and the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way); thence with the margin of Interstate 77 the following four (4) courses and distances: 1) South 69°19'25" East a distance of 349.33 feet to an existing concrete monument; 2) South 25°48'58" East a distance of 457.48 feet to an existing concrete monument; 3) South 24°41'29" East a distance of 657.84 feet to an existing metal monument; 4) South 14°19'28" West a distance of 151.44 feet to a 1/2" new iron rod located at a northeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 71°00'20" West a distance of 296.19 feet to an existing metal monument; 2) South 82°34'49" West a distance of 446.28 feet to an existing metal monument located on the eastern line of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 02°49'25" West a distance of 649.92 feet to a 1/2" new iron rod; 2) South 83°30'49" West a distance of 11.86 feet to an existing metal monument located at the southeast corner of the aforesaid NC State Prison Property; thence with the aforesaid NC State Prison Property North 09°51'47" West a distance of 592.02 feet to the point and place of beginning, having an area of 677,865 square feet (15.5616 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11250 Hambright Rd.
Parcel 017-042-15

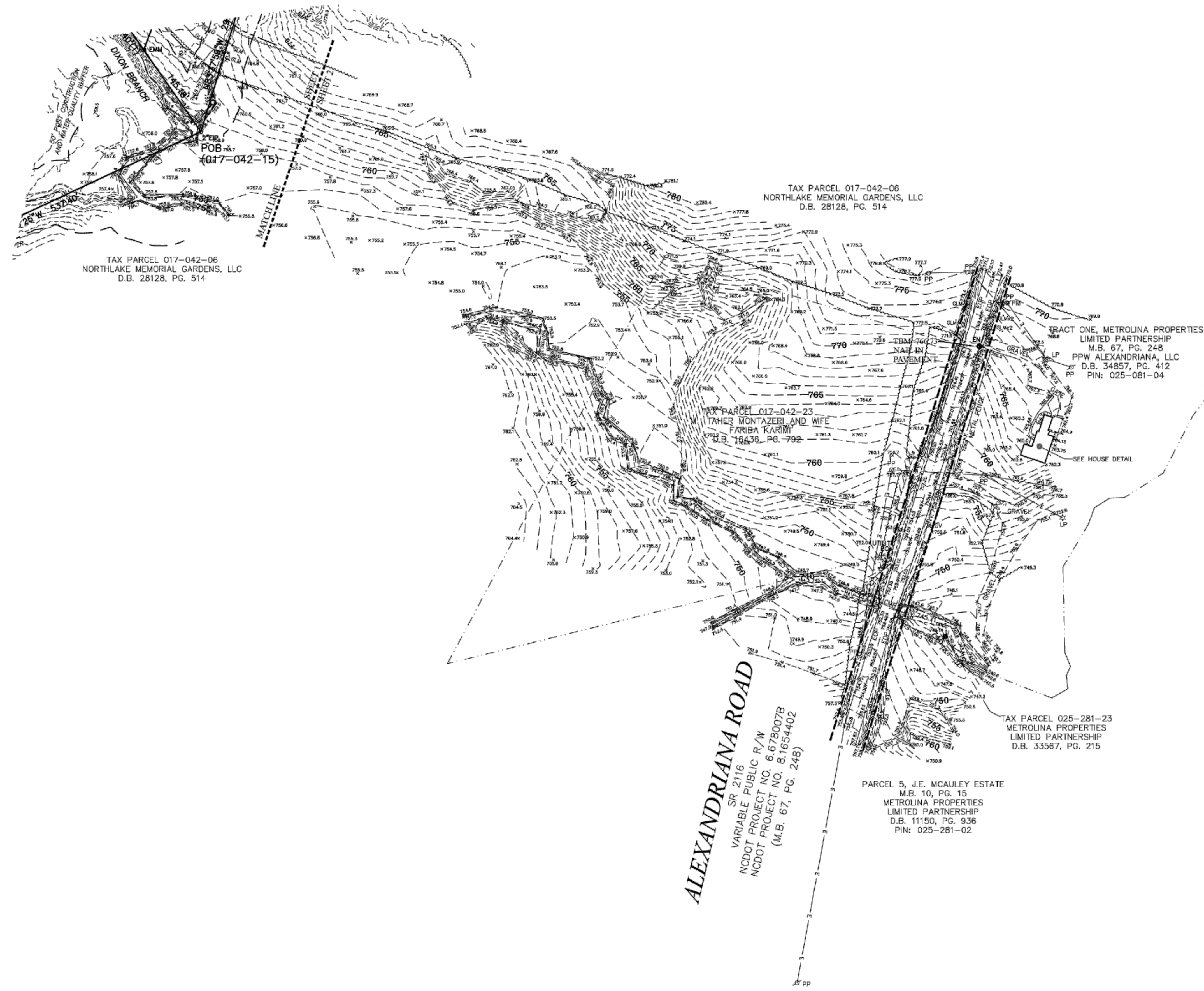
Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

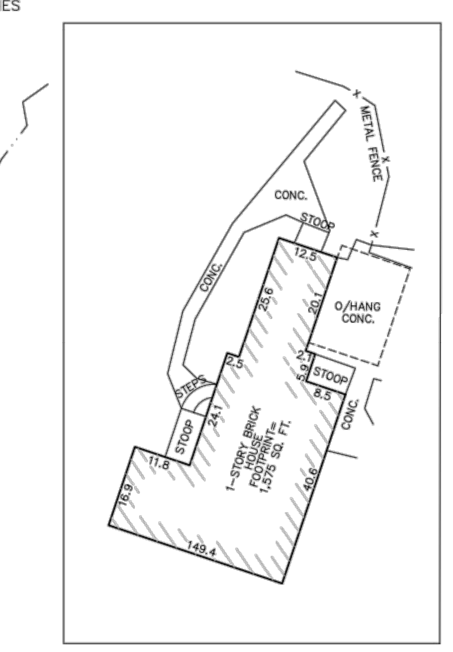
BEGINNING at a the western most corner of Lot 4 as described in Map Book 37, Page 861, said point also located at an eastern corner of the Northlake Memorial Gardens, LLC Property as described In Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property North 35°39'25" West a distance of 537.40 feet to a 1" existing iron pipe located at the southeast corner of the Randy C. Strickland Property as described in Deed Book 28193, Page 74; thence with the aforesaid Strickland Property the following two (2) courses and distances: 1) North 13°50'30" West a distance of 680.99 feet to a 1" existing iron pipe; 2) North 14°34'52" East a distance of 652.63 feet to a 1" existing iron pipe located on a southern line of the NC State Prison Property now or formerly; thence with the aforesaid NC State Prison Property North 83°30'49" East a distance of 538.10 feet to an existing metal monument located at a western corner of the Susan Alexander White Property as described in Deed Book 5918, Page 733; thence with the aforesaid White Property the following two (2) courses and distances: 1) North 83°30'49" East a distance of 11.86 feet to a 1/2" new iron rod; 2) South 02°49'25" East a distance of 649.92 feet to an existing metal monument located at the northwest corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) South 02°51'32" East a distance of 828.62 feet to a 1/2" new iron rod; 2) South 44°21'30" West a distance of 295.22 feet to an existing metal monument located at the northwest corner of the aforesaid Lot 4; thence with the aforesaid Lot 4 South 44°21'30" West a distance of 145.18 feet to the point and place of beginning, having an area of 1,0295,11 square feet (23.6343 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11201 Alexandriana Rd.
Parcel 017-042-16

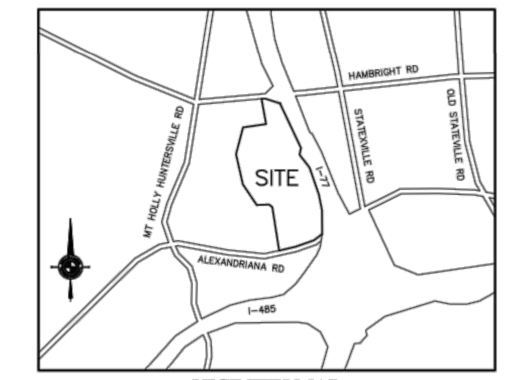
Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 5/8" existing iron rod located on the northern margin of the right-of-way of Alexandriana Road (a variable width public right-of-way); thence with the margin of Alexandriana Road the following three (3) courses and distances: 1) South 63°22'07" West a distance of 130.62 feet to an existing metal monument; 2) South 76°44'17" West a distance of 192.10 feet to an existing metal monument; 3) South 78°28'01" West a distance of 147.69 feet to an existing metal monument; thence South 11°28'28" East a distance of 24.98 feet to an existing metal monument; thence South 11°28'28" East a distance of 23.42 feet to a calculated point in the centerline of Alexandriana Road; thence with the centerline of Alexandriana Road South 77°44'02" West a distance of 310.93 feet to a calculated point located on an eastern line of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property North 10°36'07" West crossing a 1/2" existing iron rod at a distance of 32.39 feet for a total distance of 1040.53 feet to a 5/8" existing iron rod located on a southern line of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 South 50°14'28" East a distance of 532.51 feet to a 5/8" existing iron rod located at the southwest corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 South 50°14'28" East a distance of 682.59 feet to the point and place of beginning, having an area of 410,654 square feet (9.4273 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.





HOUSE DETAIL
1" = 25'



VICINITY MAP
NOT TO SCALE

AS-SURVEYED PROPERTY DESCRIPTIONS

11313 Alexandriana Rd.
Parcel 017-042-20

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 5/8" existing iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width controlled access public right-of-way), said point also being located at the southeast corner of Lot 1 as described in Map Book 37, Page 861; thence with the margin of Interstate 77 the following two (2) courses and distances: 1) South 01°18'18" East a distance of 117.25 feet to an existing metal monument; 2) South 02°16'20" West a distance of 240.79 feet to a 1/2" new iron rod located at the intersection of the western margin of Interstate 77 and the northern margin of the right-of-way of Alexandriana Road (a variable width controlled access public right-of-way); thence with the margin of Alexandriana Road the following two (2) courses and distances: 1) South 53°56'21" West a distance of 190.87 feet to an existing metal monument; 2) South 63°37'11" West a distance of 69.59 feet to a 1/2" new iron rod located at the southeast corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 the following four (4) courses and distances: 1) North 49°47'39" West a distance of 85.30 feet to a 1/2" new iron rod; 2) along the arc of a curve to the right, having a radius of 205.45 feet, an arc length of 113.91 feet, having a chord of North 33°54'38" West 112.46 feet to a 1/2" new iron rod; 3) North 18°01'37" West a distance of 162.73 feet to a 1/2" new iron rod; 4) along the arc of a curve to the right, having a radius of 304.51 feet, an arc length of 77.66 feet, having a chord of North 10°43'03" West 77.45 feet to a 1/2" new iron rod located at the southwest corner of the aforesaid Lot 1; thence with the aforesaid Lot 1 North 73°40'45" East a distance of 433.65 feet to the point and place of beginning, having an area of 143,703 square feet (3.2990 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11307 Alexandriana Rd.
Parcel 017-042-25

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the northern margin of the right-of-way of Alexandriana Road (a variable width public right-of-way), said point also being located at the southwest corner of Lot 2 as described in Map Book 37, Page 861; thence with the margin of Alexandriana Road South 63°37'11" West a distance of 16.27 feet to a 5/8" existing iron rod located at a southeast corner of the Joe W. Gaither Property as described in Deed Book 21542, Page 150; thence with the aforesaid Gaither Property North 50°14'28" West a distance of 682.59 feet to a 5/8" existing iron rod located at the southeast corner of Lot 4 as described in Map Book 37, Page 861; thence with the aforesaid Lot 4 North 11°10'40" East a distance of 394.45 feet to a 1/2" existing iron rod located on the southern line of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property South 79°34'05" East a distance of 339.98 feet to a 1/2" existing iron rod located at the southwest corner of Lot 5 as described in Map Book 37, Page 861; thence with the aforesaid Lot 5 South 79°34'05" East a distance of 20.08 feet to a 1/2" new iron rod located at the northwest corner of Lot 1 as described in Map Book 37, Page 861; thence with the aforesaid Lots 1 & 2 the following seven (7) courses and distances: 1) South 55°48'11" West a distance of 28.56 feet to a 1/2" new iron rod; 2) South 11°10'38" West a distance of 284.04 feet to a 1/2" new iron rod; 3) along the arc of a curve to the left, having a radius of 304.51 feet, an arc length of 77.55 feet, having a chord of South 03°52'41" West 77.34 feet to a 1/2" new iron rod; 4) along the arc of a curve to the left, having a radius of 304.51 feet, an arc length of 77.66 feet, having a chord of South 10°43'03" East 77.45 feet to a 1/2" new iron rod; 5) South 18°01'37" East a distance of 162.73 feet to a 1/2" new iron rod; 6) along the arc of a curve to the left, having a radius of 205.45 feet, an arc length of 113.91 feet, having a chord of South 33°54'38" East 112.46 feet to a 1/2" new iron rod; 7) South 49°47'39" East a distance of 85.30 feet to the point and place of beginning, having an area of 185,523 square feet (4.2590 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11311 Alexandriana Rd.
Parcel 017-042-26

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing metal monument on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also being located at the southeast corner of Lot 5 as described in Map Book 37, Page 861; thence with the margin of Interstate 77 South 01°18'18" East a distance of 189.68 feet to a 5/8" existing iron rod located at the northeast corner of Lot 2 as described in Map Book 37, Page 861; thence with the aforesaid Lot 2 South 73°40'45" West a distance of 433.65 feet to a 1/2" new iron rod located on an eastern line of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 the following three (3) courses and distances: 1) along the arc of a curve to the right, having a radius of 304.51 feet, an arc length of 77.55 feet, having a chord of North 03°52'41" East 77.34 feet to a 1/2" new iron rod; 2) North 11°10'38" East a distance of 284.04 feet to a 1/2" new iron rod; 3) North 55°48'11" East a distance of 28.56 feet to a 1/2" new iron rod located on the southern line of the aforesaid Lot 5; thence with the aforesaid Lot 5 South 79°34'05" East a distance of 333.45 feet to the point and place of beginning, having an area of 108,473 square feet (2.4902 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

Alexandriana Rd.
Parcel 017-042-27

Being that certain parcel of land lying and being in the Town Of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" existing iron rod located at the northwest corner of Lot 3 as described in Map Book 37, Page 861; thence with the aforesaid Lot 3 South 11°10'40" West a distance of 394.45 feet to a 5/8" existing iron rod located on the eastern line of the Joe W. Gaither Property as described in Deed Book 24542, Page 150; thence with the aforesaid Gaither Property North 50°14'28" West a distance of 532.51 feet to a 5/8" existing iron rod located at an eastern corner of the Northlake Memorial Gardens, LLC Property as described in Deed Book 28128, Page 514; thence with the aforesaid Northlake Memorial Gardens, LLC Property the following two (2) courses and distances: 1) North 51°07'51" West a distance of 71.94 feet to a 1/2" existing iron rod; 2) North 83°37'59" West a distance of 297.97 feet to a 2" existing iron pipe located at the southern corner of the John M. Alexander Property as described in Deed Book 3577, Page 443; thence with the aforesaid Alexander Property North 44°21'30" East a distance of 145.18 feet to an existing metal monument located at the southwest corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property South 79°34'05" East a distance of 748.85 feet to the point and place of beginning, having an area of 158,737 square feet (3.6441 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

11315 Alexandriana Rd.
Parcel 017-042-28

Being that certain parcel of land lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the western margin of the right-of-way of Interstate 77 (a variable width, controlled access public right-of-way), said point also located at the southeast corner of the Patricia A. Menges Property as described in Deed Book 8567, Page 40; thence with the margin of Interstate 77 the following two (2) courses and distances: 1) South 16°31'30" East a distance of 82.75 feet to an existing metal monument; 2) South 09°41'32" East a distance of 292.94 feet to an existing metal monument located at the northeast corner of Lot 1 as described in Map Book 37, Page 861; thence with the aforesaid Lot 1 North 79°34'05" West a distance of 353.53 feet to a 1/2" existing iron rod located at the southeast corner of the George W. and Joyce D. Alexander Property as described in Deed Book 5971, Page 337; thence with the aforesaid Alexander Property the following two (2) courses and distances: 1) North 11°09'54" East a distance of 107.79 feet to a 5/8" existing iron rod; 2) North 26°57'03" West a distance of 103.55 feet to a 5/8" existing iron rod located at the southeast corner of the George L. Alexander Property now or formerly; thence with the aforesaid Alexander Property North 09°05'30" East a distance of 110.67 feet to an existing iron pipe located at the southwest corner of the aforesaid Menges Property; thence with the aforesaid Menges Property South 89°20'28" East a distance of 283.42 feet to the point and place of beginning, having an area of 106,346 square feet (2.4414 acres), as shown on a survey by R.B. Pharr & Associates, P.A. dated October 7, 2020. Job No. 92044.

LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
DB. - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GLM - GAS LINE MARKER
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MB. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TPED - TELEPHONE PEDESTAL
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

EASEMENT	— — —
PROPERTY LINE	——
PROPERTY LINE (NOT SURVEYED)	— · · — · · —
RIGHT-OF-WAY	——
RIGHT-OF-WAY (NOT SURVEYED)	— — —
SETBACK	— —
FIBER OPTIC LINE	—FO—
GAS LINE	—G—
POWER LINE	—E—
POWER LINE (UNDERGROUND)	—UE—
SANITARY SEWER PIPE	—SS—
STORM DRAIN PIPE	—SD—
TELEPHONE LINE	—T—
TELEPHONE LINE (UNDERGROUND)	—UT—
WATER LINE	—W—
CHAIN LINK FENCE	—x—

NOTE: DOCUMENT SCALED TO FIT THIS PLAN SET

FOR REFERENCE ONLY

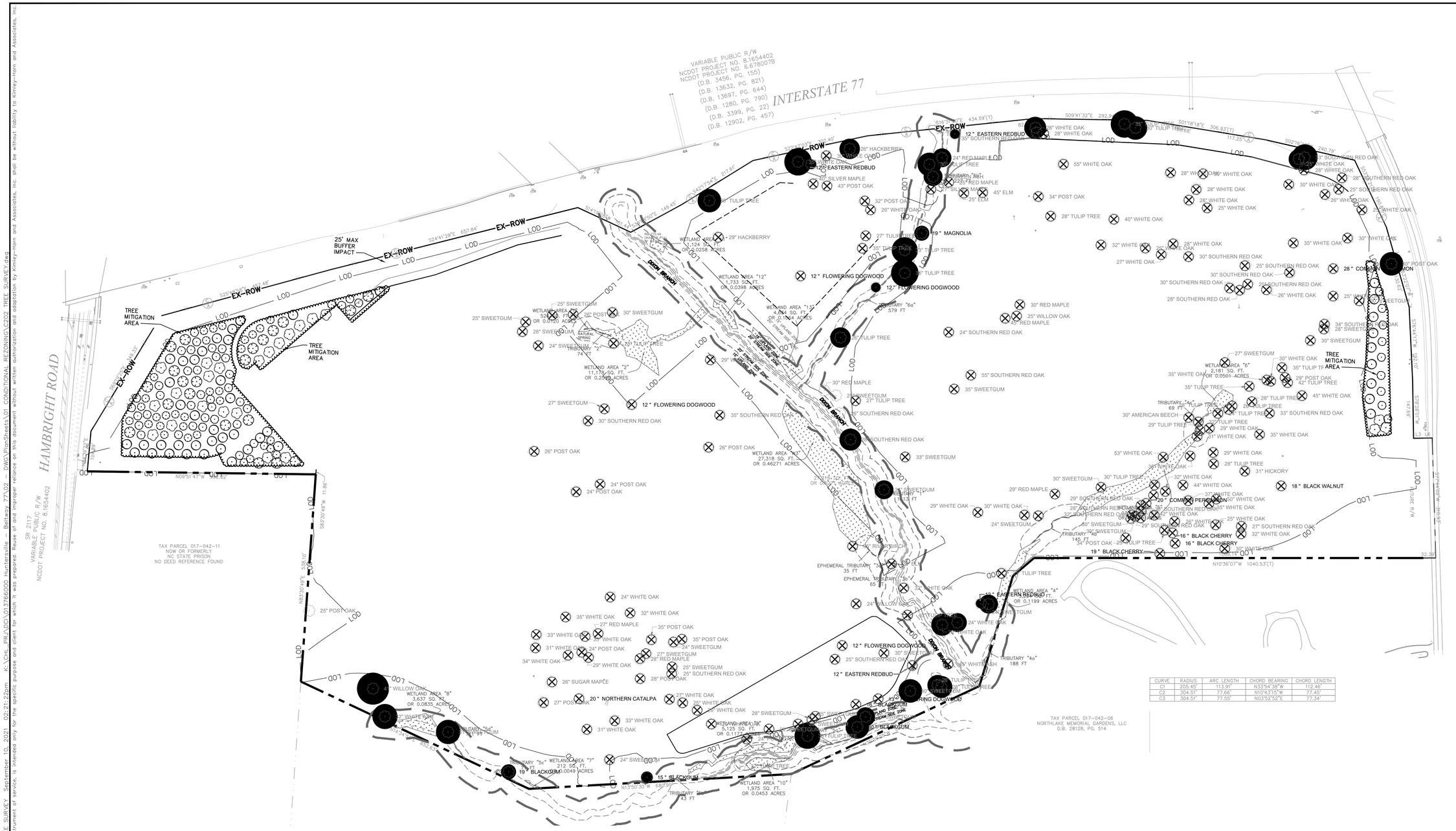
SHEET 2 OF 2

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4664 L. NATHAN DUBOSE

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
07-21-2021: TO ADDED ADITIONAL TOPO FOR SEWER LINE ALONG CREEK	SCP ACQUISITIONS, LLC HAMRIGHT RD. AND ALEXANDRIANA RD. TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC DEED REFERENCE: AS SHOWN MAP REFERENCE: AS SHOWN TAX PARCEL #: AS SHOWN R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO: C-1471 969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GH	CB/DB	DJ	1" = 100'	OCT 7, 2020	92044

SURVEY 2 OF 2



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	205.45'	113.91'	N33°54'38"W	112.46'
C2	304.51'	77.66'	N10°43'15"W	77.45'
C3	304.51'	77.55'	N03°52'52"E	77.34'

TOWN OF HUNTERSVILLE NOTES

APPLICABILITY

A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE:

1. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
2. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
3. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
4. NO SOIL DISTURBANCE OR COMPACTION. STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
5. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
6. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

LEGEND	
#" XX	EXISTING SPECIMEN TREE ## = SIZE (INCHES) XX = SPECIES ABBREVIATION
⊗	EXISTING SPECIMEN TREE TO BE REMOVED
LOD LOD	PROPOSED LIMITS OF DISTURBANCE REFERENCE GRADING PLAN

TREE PRESERVATION SUMMARY	
HAS THIS SITE BEE FORESTED OR CLEARED IN THE PAST THREE YEARS?	NO
SPECIMEN TREE CALCULATIONS	
EXISTING SPECIMEN TREES ONSITE	212
REMOVED DUE TO CLT WATER PROJECT (REMOVED FROM EXISTING)	3
SPECIMEN TREES SAVED	36
SPECIMEN TREES REMOVED	176
SPECIMEN TREES SAVED (%)	17%

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

No.	REVISIONS	DATE	BY
	NOT FOR CONSTRUCTION		
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 ANTHONY L. WATTS 09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

TREE SURVEY

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C202

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C202 TREE SURVEY September 10, 2021 02:21:22pm K:\CHL_PRJ\DO\013766000 Huntersville – Beltway 77\C02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C202 TREE SURVEY.dwg
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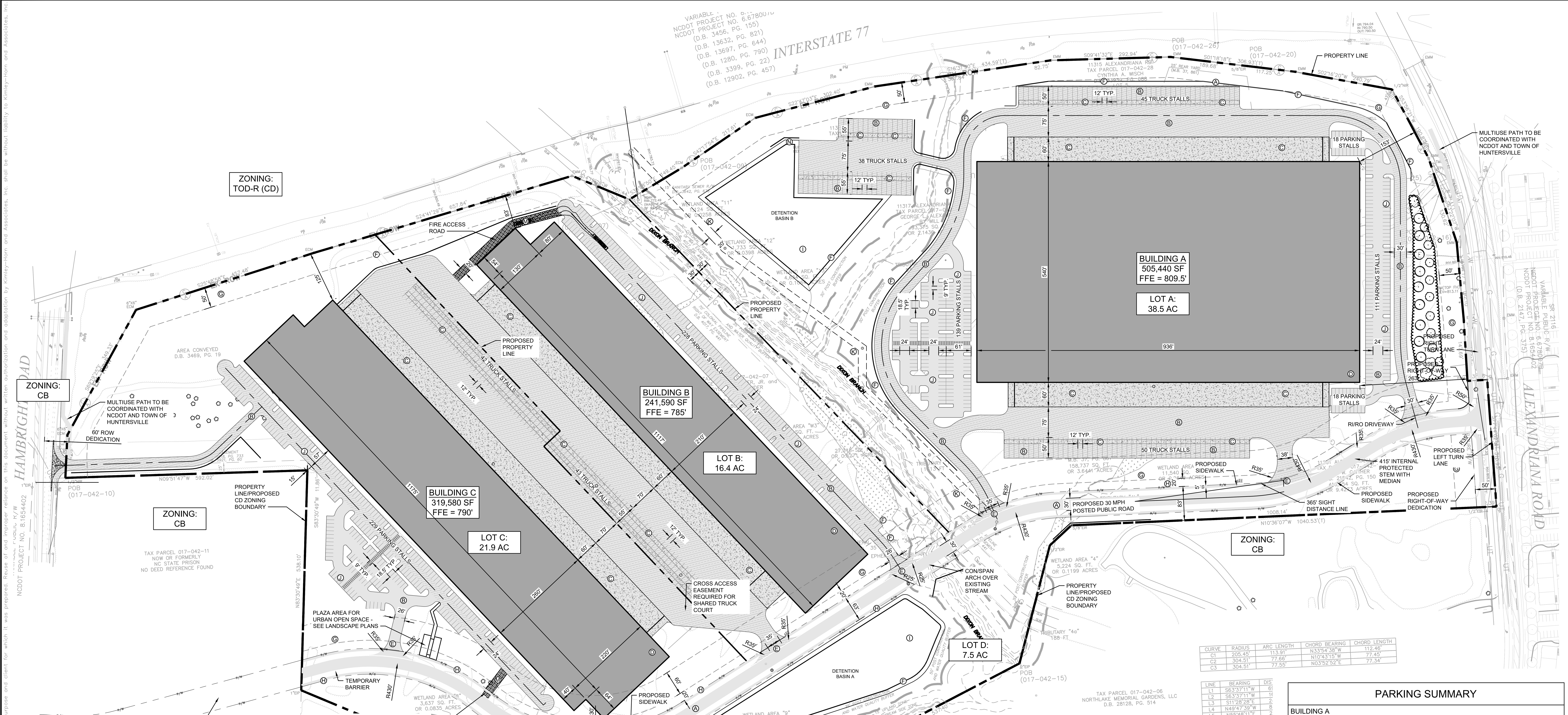

SITE LEGEND

	PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
	PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STRUCTURE
	PROPOSED SIDEWALK
	PROPOSED FIRE ACCESS ROAD

SITE LEGEND

A	PROPOSED CONCRETE CURB AND GUTTER
B	PROPOSED ASPHALT PAVEMENT
C	PROPOSED CONCRETE PAVEMENT
D	PROPOSED STRUCTURE
E	PROPOSED FULL ACCESS DRIVEWAY
F	PROPOSED RETAINING WALL
G	LANDSCAPE BUFFER
H	APPROXIMATE LOCATION OF FUTURE RIGHT-OF-WAY
I	PROPOSED STORMWATER BMP
J	PROPOSED EMPLOYEE PARKING STALLS, TYP.
K	PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT
L	NOT USED
M	20' WIDE ALL WEATHER SURFACE FOR EMERGENCY VEHICLE ACCESS. AS COORDINATED WITH THE FIRE DEPARTMENT. SHALL BE PROVIDED WITH AN ASPHALT SURFACE.
N	15' WIDE MAINTENANCE ACCESS. MAX 15% LONGITUDINAL SLOPE, MAX 5% CROSS SLOPE.

SITE PLAN DATA TABLE

TOTAL ACREAGE	90.9 AC
TOTAL SQUARE FEET	3,959,905 SF
PRINCIPAL USE(S)	OFFICE/LIGHT INDUSTRIAL/ WAREHOUSE
BUILDING TYPE	WORKPLACE
PROPOSED ZONING DISTRICT	CB-CD
OVERLAY DISTRICT, IF APPLICABLE	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED	70%
PERCENTAGE OF IMPERVIOUS SHOWN	60%
TOTAL SQUARE FOOTAGE OF NON-RESIDENTIAL	1,066,610 SF
WATERSHED INFORMATION	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	HUNTERSVILLE
LOW DENSITY/HIGH DENSITY	HIGH
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	70%
PERCENTAGE OF PROPOSED IMPERVIOUS AREA	60%

SITE PLAN DATA TABLE

PROPOSED BUFFERS (PARCEL #1 - SOUTH)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH)	N/A
SIDE BUFFER (SOUTH) (I-77 / ALEXANDERIANA)	50 FT / 80 FT
PROPOSED BUFFERS (PARCEL #2 - MIDDLE)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH)	N/A
SIDE BUFFER (SOUTH)	N/A
PROPOSED BUFFERS (PARCEL #3 - NORTH)	
FRONT BUFFER (PROPOSED PUBLIC ROAD)	80 FT MAX - 20 FT MIN
REAR BUFFER (I-77)	50 FT
SIDE BUFFER (NORTH) (HAMBRIGHT / I-77)	80FT / 50 FT
SIDE BUFFER (SOUTH)	N/A

PARKING SUMMARY

BUILDING A	
OFFICE SPACE (1 SPACE/500 SF)	50,544 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	454,896 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	102 SPACES / 114 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	280 SPACES / 153 SPACES
BUILDING B	
OFFICE SPACE (1 SPACE/500 SF)	22,542 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	202,878 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	46 SPACES / 51 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	228 SPACES / 43 SPACES
BUILDING C	
OFFICE SPACE (1 SPACE/500 SF)	29,788 SF
WAREHOUSE SPACE (0.25 SPACE/1000 SF)	268,092 SF
REQUIRED PARKING (OFFICE / WAREHOUSE)	60 SPACES / 67 SPACES
PROVIDED PARKING (STANDARD / TRUCK)	232 SPACES / 42 SPACES

NOTE: PARKING CALCULATIONS PROVIDED ARE PRELIMINARY IN NATURE. PARKING SHALL MEET THE REQUIREMENTS OF THE TOWN OF HUNTERSVILLE CODE OF ORDINANCES. OFFICE/WAREHOUSE SQUARE FOOTAGES SHOWN MAY VARY.

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS 09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

CONDITIONAL REZONING SITE PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C300

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C300 CONDITIONAL REZONING SITE PLAN September 10, 2021 02:21:27pm K:\CHL_PRJ\DCI\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C300 CONDITIONAL REZONING SITE PLAN.dwg
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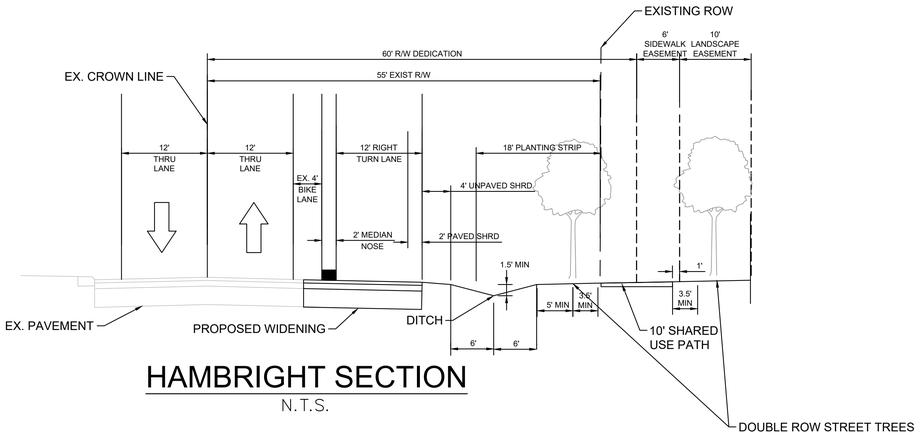
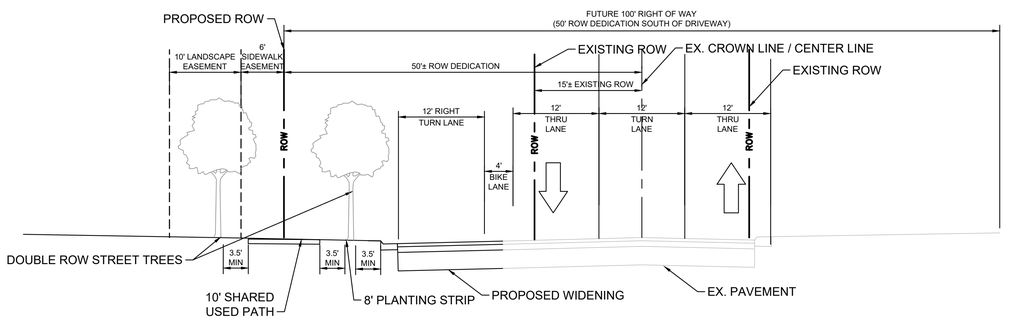


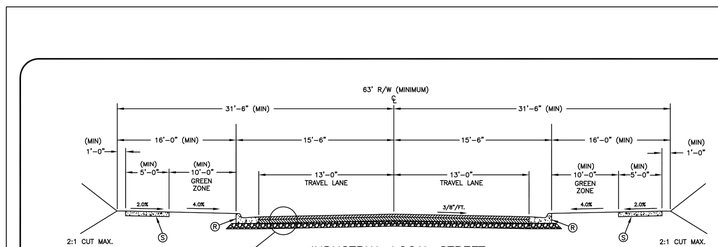
HAMBRIGHT SECTION

N.T.S.

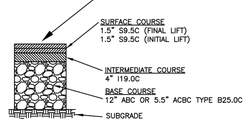


ALEXANDRIANA SECTION

N.T.S.



INDUSTRIAL LOCAL STREET



TYPICAL PAVEMENT SECTION

KEY

Ⓡ 2'-6" STANDARD CURB AND GUTTER

Ⓢ 4" CONCRETE SIDEWALK

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A FORTY-FIVE DEGREE ANGLE.
4. TREE TO BE PLANTED FOUR FEET FROM SIDEWALK.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	INDUSTRIAL LOCAL STREET NO PARKING TYPICAL SECTION	REV. DATE 10/01/15 STD. NO. 240.3

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

SITE ROAD SECTIONS

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C301

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C301 SITE SECTIONS September 10, 2021 02:21:41pm K:\CHL_PRJ\DCI\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C301 SITE SECTIONS.dwg
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REZONING NOTES
I-77 BELTWAY CORPORATE BUSINESS

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY ("PETITIONER") ON APRIL 1, 2021 (THE "FILING DATE") AS REZONING PETITION R21-08 & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 90.9 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS BELTWAY 77 (THE "PROJECT") IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01704216, 01704225, 01704220, 01704226, 01704228, 01704227, 01704209, 01704207, 01704210, 01704215 AND 01704208 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM CORPORATE BUSINESS (CB) TO CORPORATE BUSINESS- CONDITIONAL DISTRICT (CB-CD) CLASSIFICATION IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED, WITH PLANNING STAFF APPROVAL, DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION DOES NOT EXCEED THE SQUARE FOOTAGE IN THE TIA AND MEETS THE APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MODIFICATIONS. FOR EXAMPLE, BUILDINGS B AND C CAN BE COMBINED INTO ONE BUILDING OR THREE BUILDINGS OF DIFFERENT SIZE OR SHAPE, OR THE DIMENSIONS OF BUILDING A MAY BE MODIFIED; PROVIDED, HOWEVER ANY PORTIONS OF THE MODIFIED BUILDINGS B AND C SHALL NOT CONTAIN LOADING ZONES IN THE REDUCED BUFFER AREA. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE, NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE REZONING PLAN AND THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS PURSUANT TO N.C. GEN. STAT. § 160A-385.1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE CORPORATE BUSINESS ZONING DISTRICT AND AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. WORKPLACE SUPPORT USES UP TO 10% OF GROSS FLOOR AREA WITHIN THE DEVELOPMENT OR 70,000 SF, WHICHEVER IS LESS, ARE PERMITTED.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS CONSISTENT WITH THE GENERAL DESIGN OF THE REZONING PLAN, IN COMPLIANCE WITH APPLICABLE LAW, INCLUDING SUBDIVISION REGULATIONS AND CONSISTENT WITH THE ORDINANCE. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS–STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

10. BUFFER YARDS FOR INDUSTRIAL LOCAL STREET. AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND THE MODIFICATIONS, THE SITE SHALL INCLUDE 80-FOOT WIDE BUFFER YARDS ALONG NEW INTERNAL ROADS WHERE FEASIBLE. ALTHOUGH IN SOME LOCATIONS, THE 80-FOOT WIDE BUFFER WILL BE REDUCED IN ORDER TO NAVIGATE ENCROACHMENTS, THE CUMULATIVE REDUCTION OF THE 80-FOOT WIDE BUFFER WILL NOT EXCEED AN AVERAGE AREA OF THE OVERALL BUFFER OF 60 FEET. THE ENCROACHMENTS INTO THE 80' BUFFER ARE GENERALLY SHOWN ON THE REZONING PLAN; HOWEVER, THE EXACT LOCATIONS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND ADJUSTMENT OF THE LOCATION OF THE ENCROACHMENTS MAY TAKE PLACE DURING DESIGN AND CONSTRUCTION PHASES SO LONG AS THE AVERAGE AREA OF THE OVERALL BUFFER IS 60 FEET WIDE. THE BUFFERS MAY BE DISTURBED AND REPLANTED IN ACCORDANCE WITH THE REZONING PLAN.

11. GRADING. AS MORE PARTICULARLY DESCRIBED IN THE REZONING PLAN AND THE MODIFICATIONS, GRADING IN THE 50-FOOT- WIDE I-77 BUFFER SHALL BE ALLOWED UP TO 25 FEET WITH MITIGATION AS REQUIRED BY THE ZONING ORDINANCE.

12. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

13. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

14. LIGHTNING. LIGHTING WILL BE IN COMPLIANCE WITH ARTICLE 8.26 OF THE ORDINANCE.

15. PARKING LOTS. EXCEPT AS SHOWN ON THE REZONING PLAN AND AS DESCRIBED IN THE MODIFICATIONS, PARKING LOTS WILL BE IN COMPLIANCE WITH ARTICLE 6 OF THE ORDINANCE.

16. SKETCH PLAN. AT THE ELECTION OF THE APPLICANT, ANY MODIFICATIONS TO THE SKETCH PLAN, INCLUDING MULTI-BUILDING SITE PLANS, MAY BE REVIEWED ADMINISTRATIVELY BY PLANNING STAFF AS PERMITTED BY THE ORDINANCE AS LONG AS THE SKETCH PLAN/ MULTI-BUILDING SITE IS CONSISTENT WITH THE REZONING PLAN.

17. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

18. REQUESTED MODIFICATIONS TO STANDARDS. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING (THE "MODIFICATIONS"):

a. MODIFICATION FROM ARTICLE 7.5.3, WHICH REQUIRES AN 80-FOOT-WIDE BUFFER ALONG ABUTTING STREET RIGHT-OF-WAY AND PROPERTY LINES IN THE CORPORATE BUSINESS DISTRICT. THE 80-FOOT-WIDE BUFFER MAY BE REDUCED TO UP TO 20' AT ENCROACHMENT POINTS AS GENERALLY SHOWN IN THE REZONING PLAN. IN ADDITION, BUILDING AND LOT LOCATIONS MAY BE ALTERED, PURSUANT TO MODIFICATION C. BELOW, WITH RESULTING ALTERNATIVE ENCROACHMENT POINTS, SO LONG AS THE CUMULATIVE IMPACT OF ENCROACHMENTS IN THE BUFFER DOES NOT CAUSE THE OVERALL AVERAGE AREA OF THE BUFFER TO BE REDUCED TO LESS THAN 60 FEET WIDE. THE EXACT LOCATION OF THE ENCROACHMENTS WILL BE DETERMINED DURING THE DESIGN AND CONSTRUCTION PHASES OF THE DEVELOPMENT,
b. MODIFICATION FROM ARTICLE 7.5.8, WHICH REQUIRES ALL BUFFER YARDS TO REMAIN UNDISTURBED WITH CERTAIN EXCEPTIONS. GRADING SHALL BE ALLOWED IN THE 50-FOOT-WIDE I-77 BUFFER UP TO 25 FEET ADJACENT TO THE DEVELOPMENT WITH RE-PLANTING AS REQUIRED BY THE ZONING ORDINANCE STANDARD.
c. MODIFICATION THAT PERMITS APPLICANT TO INCREASE OR DECREASE THE NUMBER OF BUILDINGS SO LONG AS (I) THE BUILDING OR BUILDINGS MEET THE REQUIREMENTS OF THE ORDINANCE, (II) THE AMOUNT OF IMPERVIOUS COVERAGE AND THE EXTENT OF ENCROACHMENTS INTO PROPERTY SETBACKS AND BUFFERS, ALTHOUGH NOT IN THE SPECIFIC LOCATION SHOWN ON THE REZONING PLAN, ARE CONSISTENT WITH THE AMOUNT OF IMPERVIOUS COVERAGE AND THE ENCROACHMENT AREA SHOWN ON THE REZONING PLAN, AND (III) THE SQUARE FOOTAGE DOES NOT EXCEED THE SQUARE FOOTAGE IN THE TIA.
d. MODIFICATION THAT ALLOWS PLANNING STAFF TO APPROVE A MULTI-BUILDING SITE PLAN.
e. MODIFICATION TO ALLOW THE PLANNING, DESIGN AND DETERMINATION OF THE EXACT LOCATION OF THE CONNECTION TO HAMBRIGHT ROAD TO BE DETERMINED ADMINISTRATIVELY BEFORE OR AFTER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT SO THAT THE PLANNING, DESIGN AND CONNECTION TO HAMBRIGHT ROAD DOES NOT IMPACT THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THIS PROJECT.
f. MODIFICATION TO ALLOW THE COMPLETION OF THE HAMBRIGHT ROAD CONNECTION AFTER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
g. MODIFICATION TO ALLOW ADMINISTRATIVE APPROVAL OF CHANGES TO THE REZONING PLAN IF THE ADJOINING PROPERTY ON THE SOUTH SIDE OF HAMBRIGHT ROAD (PARCEL 01704211) IS ADDED TO THE PROJECT SO LONG AS THE CHANGES TO THE DESIGN MEET THE REQUIREMENTS OF THE ORDINANCE.
h. IF THE ROAD CONNECTION TO HAMBRIGHT ROAD IS NOT SHOWN ON THE REZONING PLAN AND CONTEMPLATED IN THE TIA, A MODIFICATION TO PERMIT ADMINISTRATIVE REVISIONS TO THE TIA IF THE HAMBRIGHT CONNECTOR IS ADMINISTRATIVELY APPROVED PURSUANT TO MODIFICATION E. AND TO PERMIT ADMINISTRATIVE APPROVAL OF CHANGES TO OFFSITE IMPROVEMENTS PROVIDED IN THE RESULTING REVISIONS TO THE TIA.

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No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

REZONING NOTES

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C302

Plotted By:Watts, Austin Sheet Set:BELTWAY 77 - CR Layout:C302 REZONING NOTES September 10, 2021 02:26:00pm K:\CHL_PRJ\DCI\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C302 REZONING NOTES.dwg
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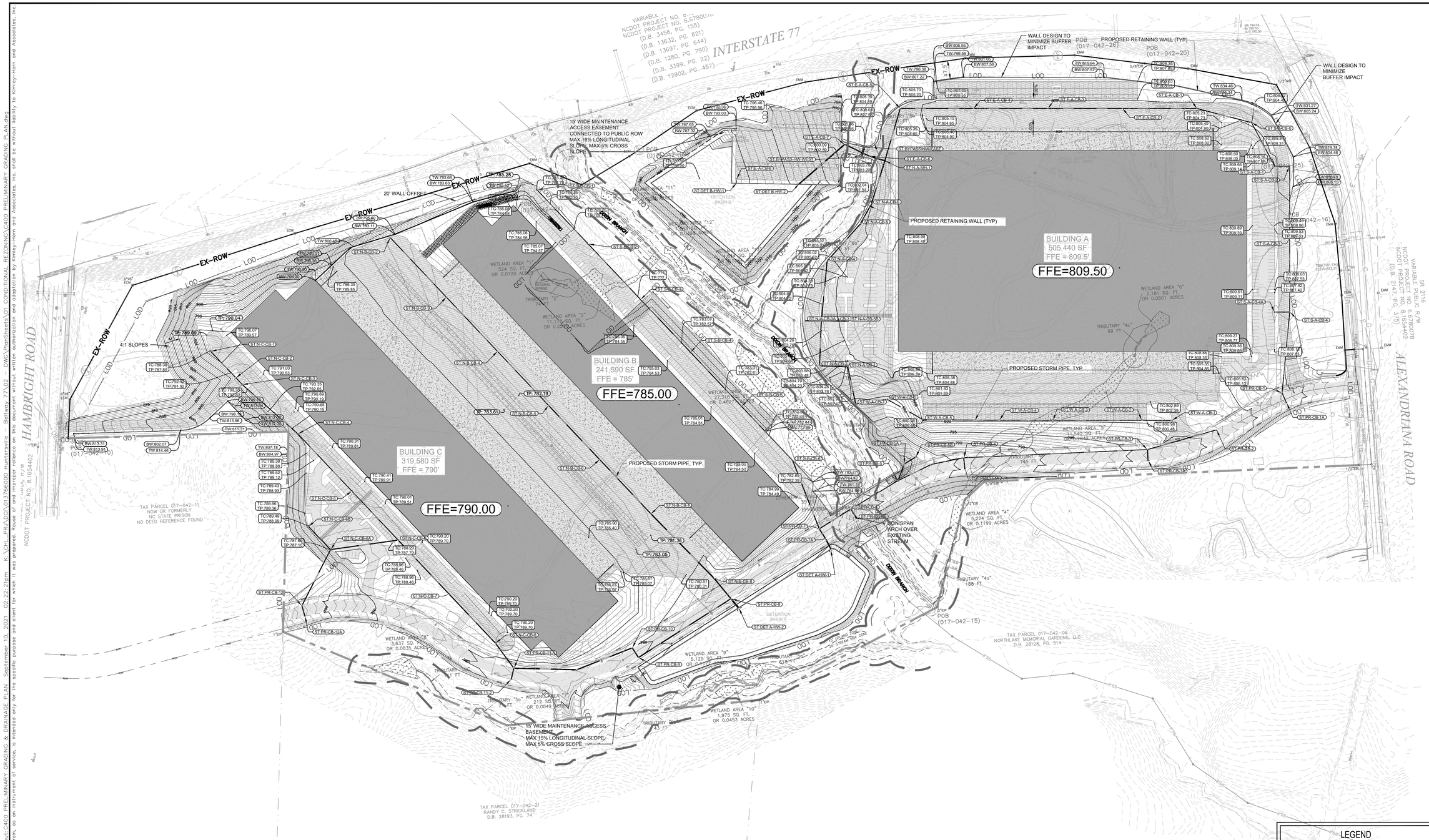

LEGEND	
FFE=785.00	BUILDING FINISHED FLOOR ELEV.
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAINAGE
2.00% 3:1	EXISTING SURFACE SLOPE LABEL (% AND H:V)
2.00% 3:1	PROPOSED SURFACE SLOPE LABEL (% AND H:V)
700	EXISTING CONTOURS
700	PROPOSED CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE

PROPOSED SLOPES IN GRADED AREAS SHALL NOT EXCEED 2:1 IN ALL LOCATIONS.

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA PROFESSIONAL SEAL 030861 ENGINEER AUSTIN L. WATTS
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY GRADING & DRAINAGE PLAN

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C400

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C400 PRELIMINARY GRADING & DRAINAGE PLAN September 10, 2021 02:22:21pm K:\CHL_PRJ\DCI\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C400 PRELIMINARY GRADING PLAN.dwg
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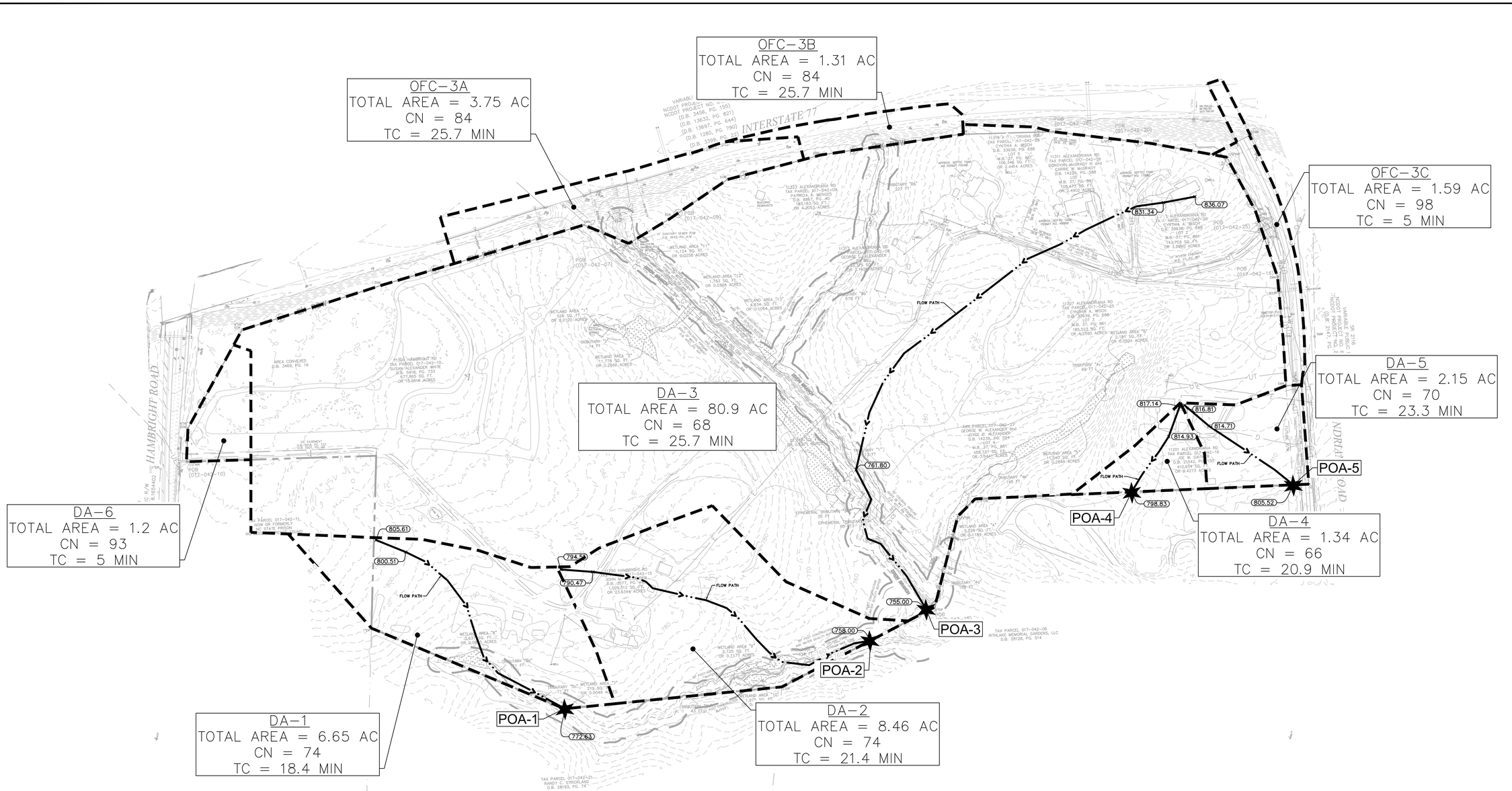

LEGEND

	DRAINAGE AREA BOUNDARY
	TC FLOWPATH
698	EXISTING CONTOURS

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

NO.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 JUSTIN L. WATTS
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRE-DEVELOPMENT DRAINAGE MAP

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C401

Plotted By: Watts, Justin Sheet Set: BELTWAY 77 – CR Layout: C401 PRE-DEVELOPMENT DRAINAGE MAP September 10, 2021 02:22:36pm K:\CHL_PRJ\DOT\013766000 Huntersville – Beltway 77\02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C401 PRE-DEVELOPMENT DRAINAGE MAP.dwg
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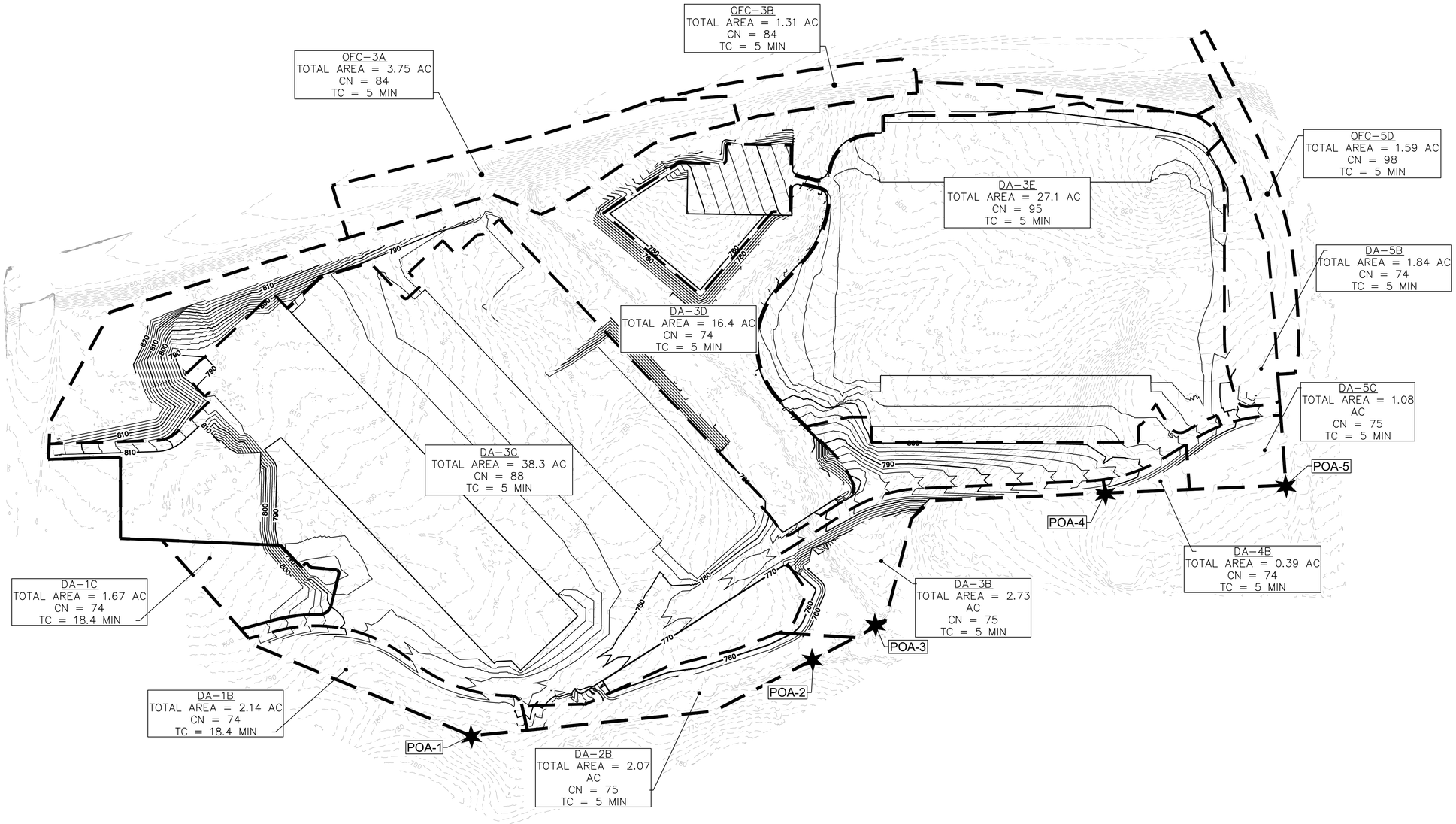

DRAINAGE SUMMARY TABLE				
POINT OF ANALYSIS (POA)	2-YR/10-YR STORM PRE-DEVELOPMENT RUNOFF (CFS)	2-YR/10-YR STORM POST-DEVELOPMENT RUNOFF (CFS)	DETENTION REQUIRED (CF)	DETENTION PROVIDED (CF)
POA-1	8.51 / 17.6	4.88 / 10.1	0	
PAO-2	9.93 / 20.5	4.26 / 8.29	0	
POA-3	56.7 / 137.7	43.5 / 135.1	639,914	667,223
POA-4	0.87 / 2.28	0.76 / 1.51	0	
POA-5	1.94 / 4.42	9.41 / 14.9	0	

STORMWATER BMP SUMMARY TABLE				
SAND FILTER	BOTTOM OF SAND FILTER ELEVATION (FT)	TOP OF SAND FILTER ELEVATION (FT)	50-YR STORM PEAK STAGE (FT)	FREEBOARD PROVIDED (FT)
SAND FILTER #1	757.5	760.2	764.7	0.5
SAND FILTER #2	777.5	780.1	784.6	0.5

SAND FILTER SURFACE AREA SUMMARY TABLE				
SAND FILTER	DRAINAGE AREA (AC)	IMPERVIOUS COVERAGE (AC)	REQUIRED TREATMENT SURFACE AREA (SF)	PROVIDED TREATMENT SURFACE AREA (FT)
SAND FILTER #1 (DET A)	35.3	27.8	9,337	10,000
SAND FILTER #2 (DET B)	28.9	23.2	7,777	8,000

* MULTIPLE SANDFILTER CELLS WILL BE PROVIDED FOR SAND FILTERS INTAKING MORE THAN 10 ACRES OF DRAINAGE AREA.

TREATMENT SURFACE AREAS PROVIDED ABOVE ASSUME 50% FILTER MEDIA AND 50% SEDIMENT CHAMBER SURFACE AREA PER LOCAL DESIGN MANUALS.

NO DRAINAGE AREA GOING OFFSITE SHALL BE ALLOWED TO INCREASE FLOW FOR DESIGN STORMS TO OFFSITE PROPERTIES.

LEGEND

- DRAINAGE AREA BOUNDARY
- TC FLOWPATH
- 838 EXISTING CONTOURS
- 838 PROPOSED CONTOURS

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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4	FOURTH RESUBMITTAL	09/10/21	ALW
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 AUSTIN L. WATTS
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

POST-DEVELOPMENT DRAINAGE MAP

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C402

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C402 POST-DEVELOPMENT DRAINAGE MAP September 10, 2021 02:22:51pm K:\CHL_PRA\013766000 Hunterswille – Beltway 77\C02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C402 POST-DEVELOPMENT DRAINAGE MAP.dwg
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ZONE 1 (C501)

ZONE 2 (C502)

ZONE 3 (C503)

ZONE 4 (C504)

ZONE 5 (C505)

ZONE 6 (C506)

ZONE 7 (C507)

ZONE 8 (C508)

I-77 BUFFER
50' / 210,695 SF
SEE DETAIL 2

TREE MITIGATION AREA

STREET BUFFER
80' / 4,930 SF
SEE DETAIL 3

COMMON OPEN SPACE HARDSCAPE AREA WITH SITE FURNITURE. SEE ENLARGEMENT SHEET C502

MODIFIED STREET BUFFER 20' MIN WIDTH. SEE LAYOUT AND DETAIL SHEET C504

DETENTION BASIN B

DET. BAS

SECTION A

SECTION B

SECTION C

PROPERTY BUFFER
20' /18,230 SF
SEE DETAIL 1

STREET BUFFER
80' (20' MIN) / 199,560 SF
SEE DETAIL 3

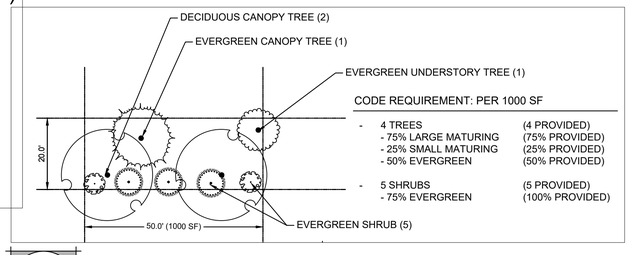
STREET BUFFER
80' / 14,375 SF
SEE DETAIL 3

EX. ROW

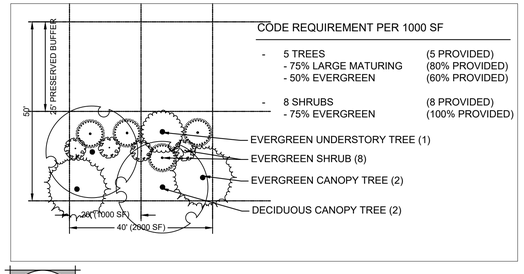
BUFFER TYPE LEGEND

- PROPERTY BUFFER (20')
  SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50')
  SEE DETAIL 2 SHEET C500
- STREET BUFFER (80')
  SEE DETAIL 3 SHEET C500
- MITIGATION AREA
  SEE LANDSCAPE PLANS

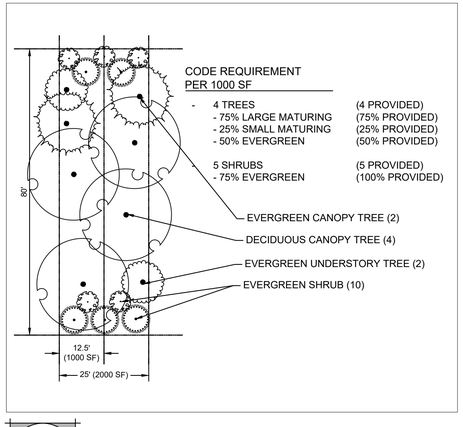
- SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER
- SEE SHEET C511 FOR BUFFER SECTIONS
- ALL PLANTINGS IN I-77 RIGHT OF WAY ARE SUBJECT TO NCDOT PLANTING PERMIT.



1 PROPERTY BUFFER (20' WIDE)
1" = 20'



2 I-77 BUFFER (50' WIDE)
1" = 20'



3 STREET BUFFER (80' WIDE)
1" = 20'

NOTE:
1. STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL No. 17487 NATHAN A. TODD
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C500

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C500 PRELIMINARY LANDSCAPE PLAN September 10, 2021 01:42:37pm K:\CHL_FRA\DOCS\013766000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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BUFFER PLANTINGS MEET REQUIREMENTS OF ARTICLE 7 OF THE LANDSCAPE ORDINANCE REFER TO SHEET C509 FOR BUFFER CALCULATIONS

EXISTING VEGETATION TO REMAIN. SUPPLEMENTAL PLANT MATERIAL MAY BE REQUIRED UPON INSPECTION TO CREATE AN OPAQUE BUFFER.

TREE MITIGATION AREA

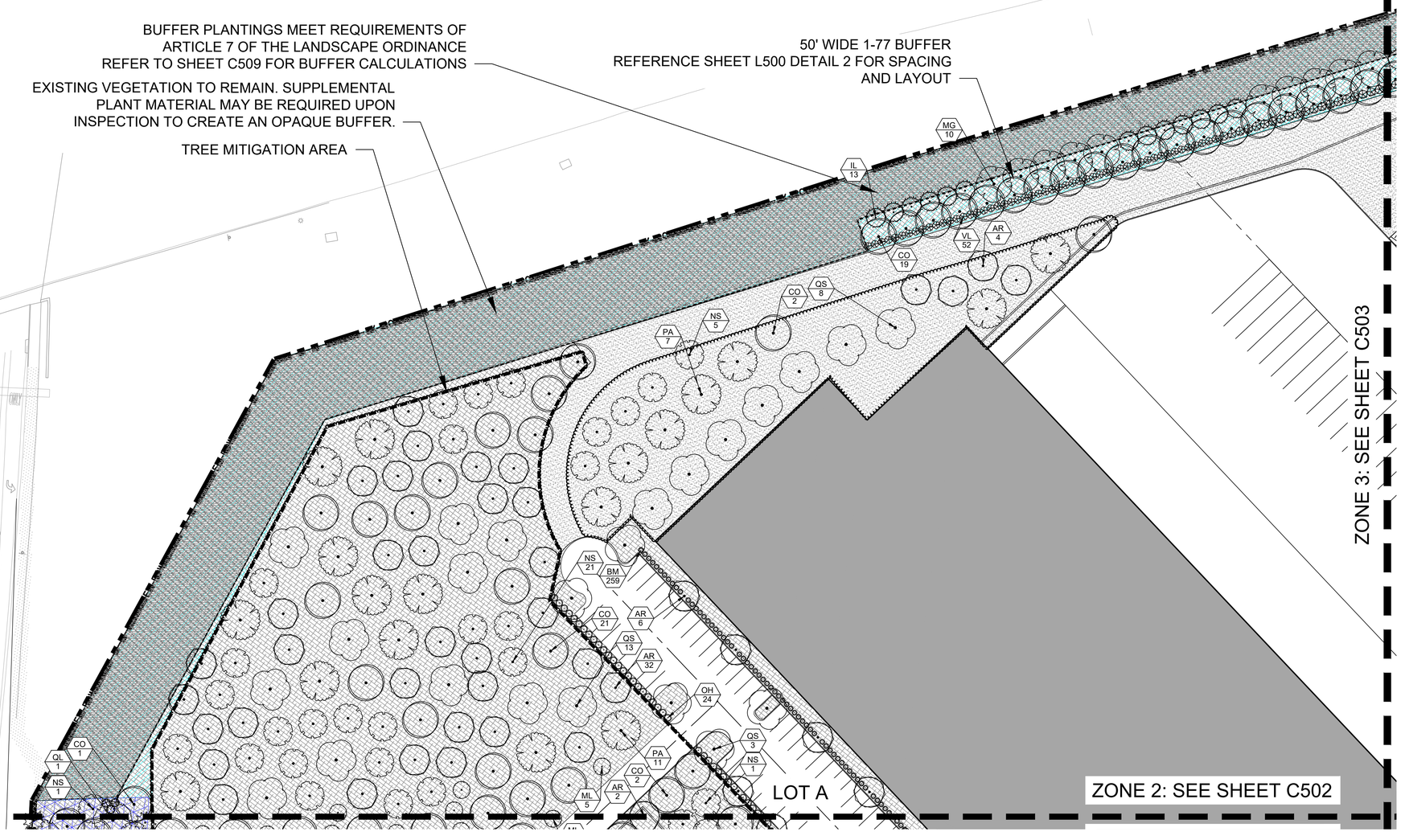
50' WIDE 1-77 BUFFER
REFERENCE SHEET L500 DETAIL 2 FOR SPACING AND LAYOUT

HAMBRIGHT ROAD

LOT A

ZONE 3: SEE SHEET C503

ZONE 2: SEE SHEET C502



PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
	IG	555	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	385	HOLLY OLIVE
	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

- PROPERTY BUFFER (20')
  SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50')
  SEE DETAIL 2 SHEET C500
- STREET BUFFER (80')
  SEE DETAIL 3 SHEET C500
- MITIGATION AREA
  SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHANA TIDD
09/10/21

KHA PROJECT 013766000			
DATE	04/01/2021		
SCALE	AS SHOWN		
DESIGNED BY	MTA	DRAWN BY	GTF
CHECKED BY	RBD		

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 1

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C501

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C502 September 10, 2021 01:43:41pm K:\CHL_PRJ\CO\01376000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C502 PRELIMINARY LANDSCAPE PLAN.dwg
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HAMBRIGHT ROAD

IA 5 | NS 3 | QL 3 | CO 4 | IG 24 | CO 13 | ML 14 | 5 | PA 3 | QS 2 | QS 2

80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

TREE MITIGATION AREA

ZONE 1: SEE SHEET C501

ZONE 4: SEE SHEET C504

QS 1 | NS 27

LOT A

AR 8 | OH 52

COMMON OPEN SPACE
2,300 SF

OH 149 | LL 17 | JV 3 | QS 3 | CO 2 | IL 4 | CF 3 | IA 2 | OH 10 | AG 40 | GK 6

IA 8 | LL 30 | JV 8 | IL 9 | CS 9 | QS 9 | CO 9 | AR 9 | GK 9 | AR 18

BUFFER PLANTINGS MEET
REQUIREMENTS OF ARTICLE 7 OF
THE LANDSCAPE ORDINANCE
REFER TO SHEET C509 FOR
BUFFER CALCULATIONS

80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

BRICK PAVERS EDGED
WITH 6" CONCRETE BAND

PICNIC TABLES

COMMON OPEN SPACE: HARDSCAPE
AREA WITH SITE FURNITURE. SEE
ENLARGEMENT THIS SHEET

1 COMMON OPEN SPACE ENLARGEMENT (PLAZA)
1" = 20'

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
	IG	555	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	385	HOLLY OLIVE
	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

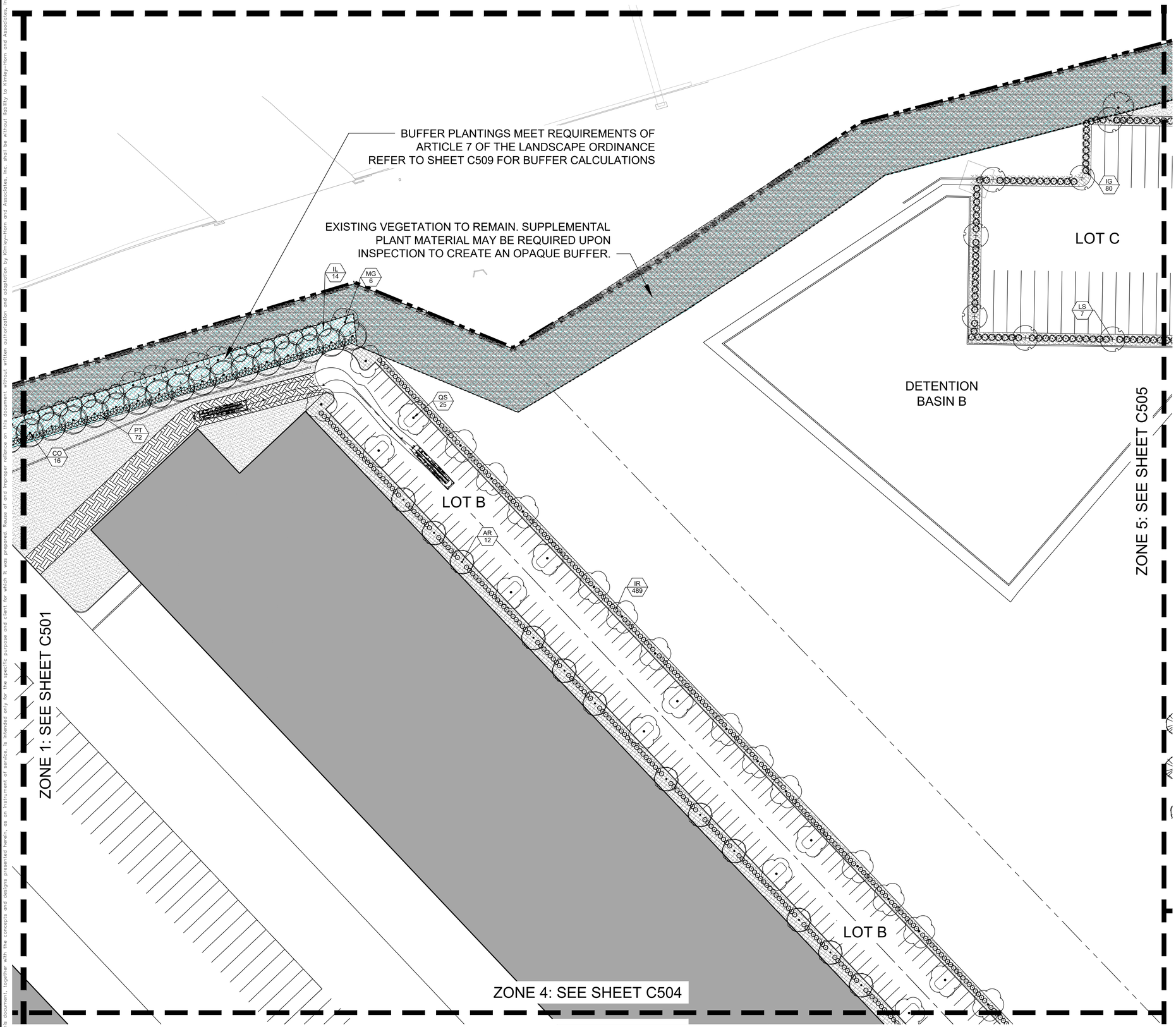
NORTH CAROLINA LANDSCAPE ARCHITECT No. 1748 NATHANA T. IDD
09/10/21

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 2

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C502



PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
	IG	555	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	385	HOLLY OLIVE
	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

- PROPERTY BUFFER (20') — SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50') — SEE DETAIL 2 SHEET C500
- STREET BUFFER (80') — SEE DETAIL 3 SHEET C500
- MITIGATION AREA — SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD

09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 3

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER C503

Plotted By: Watts, Austin Sheet Set:BELTWAY 77 - CR Layout:C503 September 10, 2021 01:44:08pm K:\CHL_PR\DCI\013766000 Huntersville - Beltway 77\C2 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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ZONE 3: SEE SHEET C503

ZONE 2: SEE SHEET C502

LOT A

80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

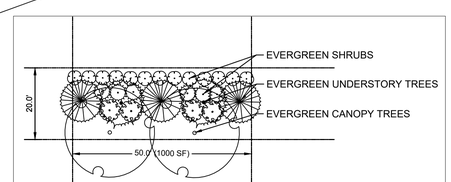
80' WIDE STREET BUFFER
REFERENCE SHEET L500 DETAIL 3
FOR SPACING AND LAYOUT

BMP SCREENING

DETENTION
BASIN A

ZONE 6: SEE SHEET C506

BUFFER PLANTINGS MEET REQUIREMENTS OF
ARTICLE 7 OF THE LANDSCAPE ORDINANCE
REFER TO SHEET C509 FOR BUFFER CALCULATIONS



1 MODIFIED STREET BUFFER (20' WIDE)
1" = 20'

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
	IG	555	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	385	HOLLY OLIVE
	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NC LICENSE #F-0102

NORTH CAROLINA LANDSCAPE ARCHITECTURE No. 1748 REGISTERED NATHAN A. TIDD

09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 4

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C504

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 CR Layout: C504 September 10, 2021 01:44:42pm K:\CHL_PRJ\CCI\013766000 Huntersville Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\SDP PRELIMINARY LANDSCAPE PLAN.dwg
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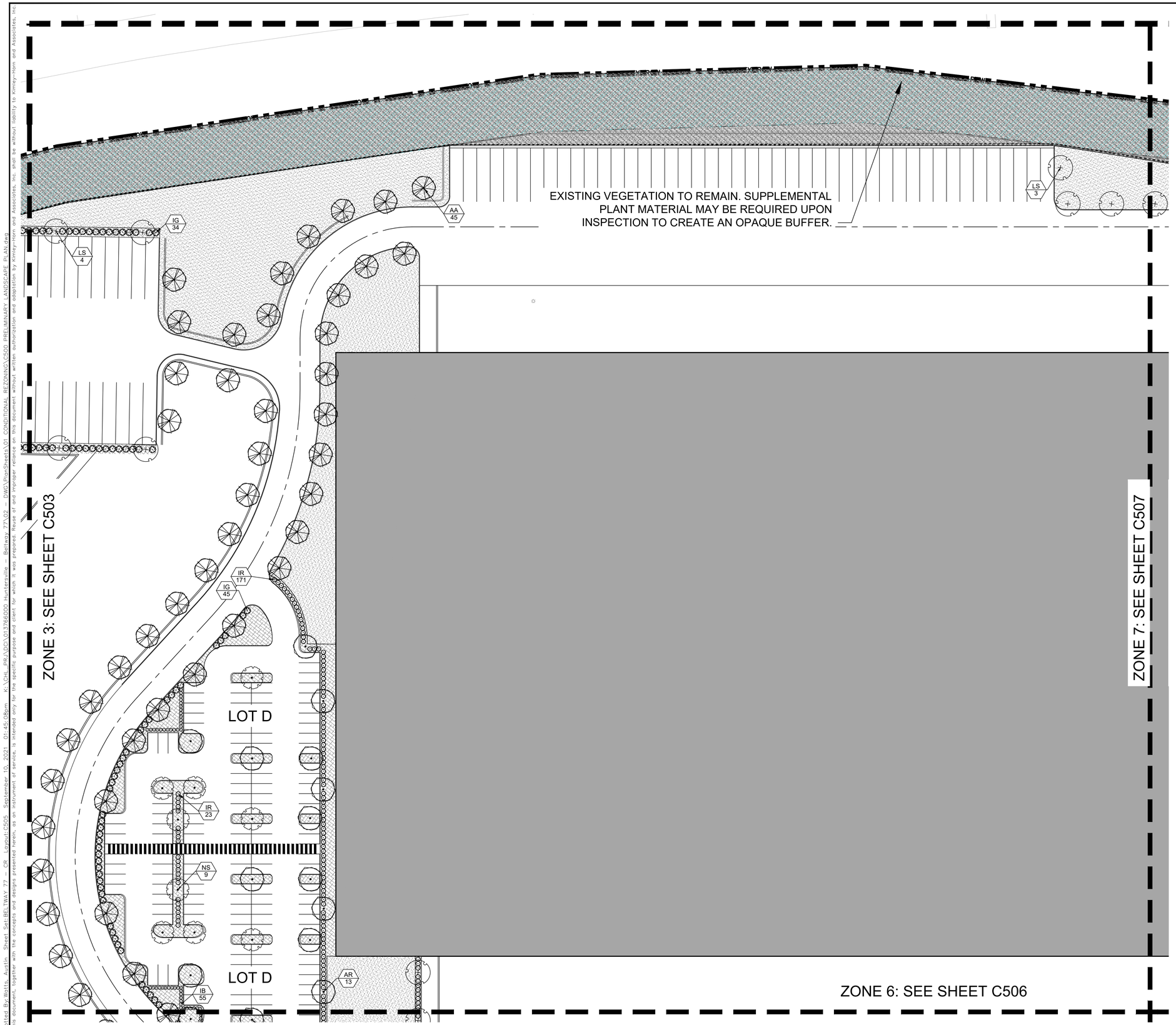

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
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	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

- PROPERTY BUFFER (20')
  SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50')
  SEE DETAIL 2 SHEET C500
- STREET BUFFER (80')
  SEE DETAIL 3 SHEET C500
- MITIGATION AREA
  SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	DATE	BY
4	09/10/21	ALW
3	05/13/21	ALW
2	05/13/21	ALW
1	05/13/21	ALW

REVISIONS

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NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 5

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C505

Plotted By:Watts Austin Sheet Set:BELTWAY 77 - CR Layout:C505 September 10, 2021 01:45:08pm K:\CHL_PRJ\001\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\500 PRELIMINARY LANDSCAPE PLAN.dwg
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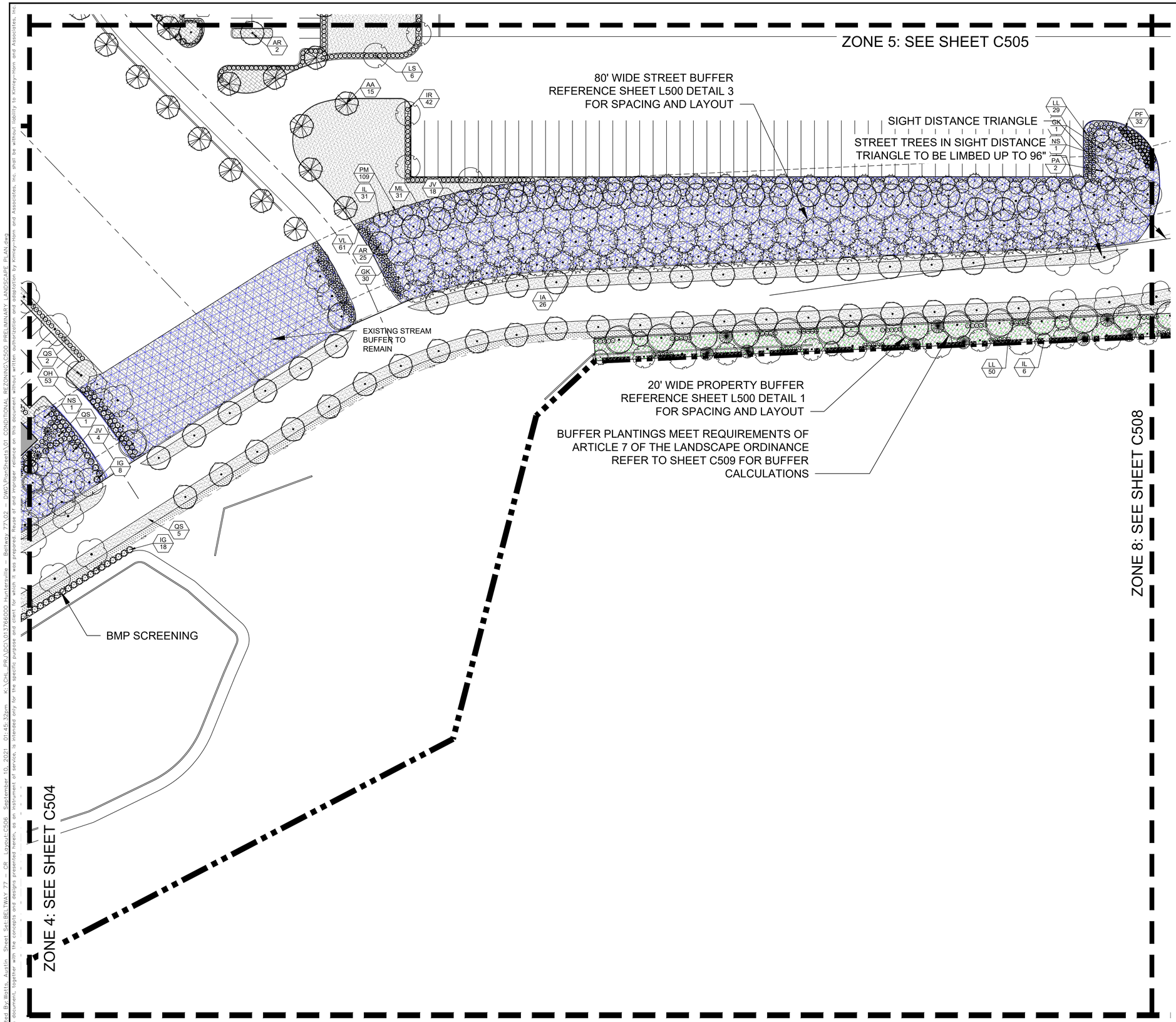

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
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	JV	86	EASTERN RED CEDAR
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	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE

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	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
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	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
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	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	DATE	BY
4	09/10/21	ALW
3	05/13/21	ALW
2	05/13/21	ALW
1	05/13/21	ALW

REVISIONS

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 6

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C506

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C506 September 10, 2021 01:45:32pm K:\CHL_PRJ\DET\013766000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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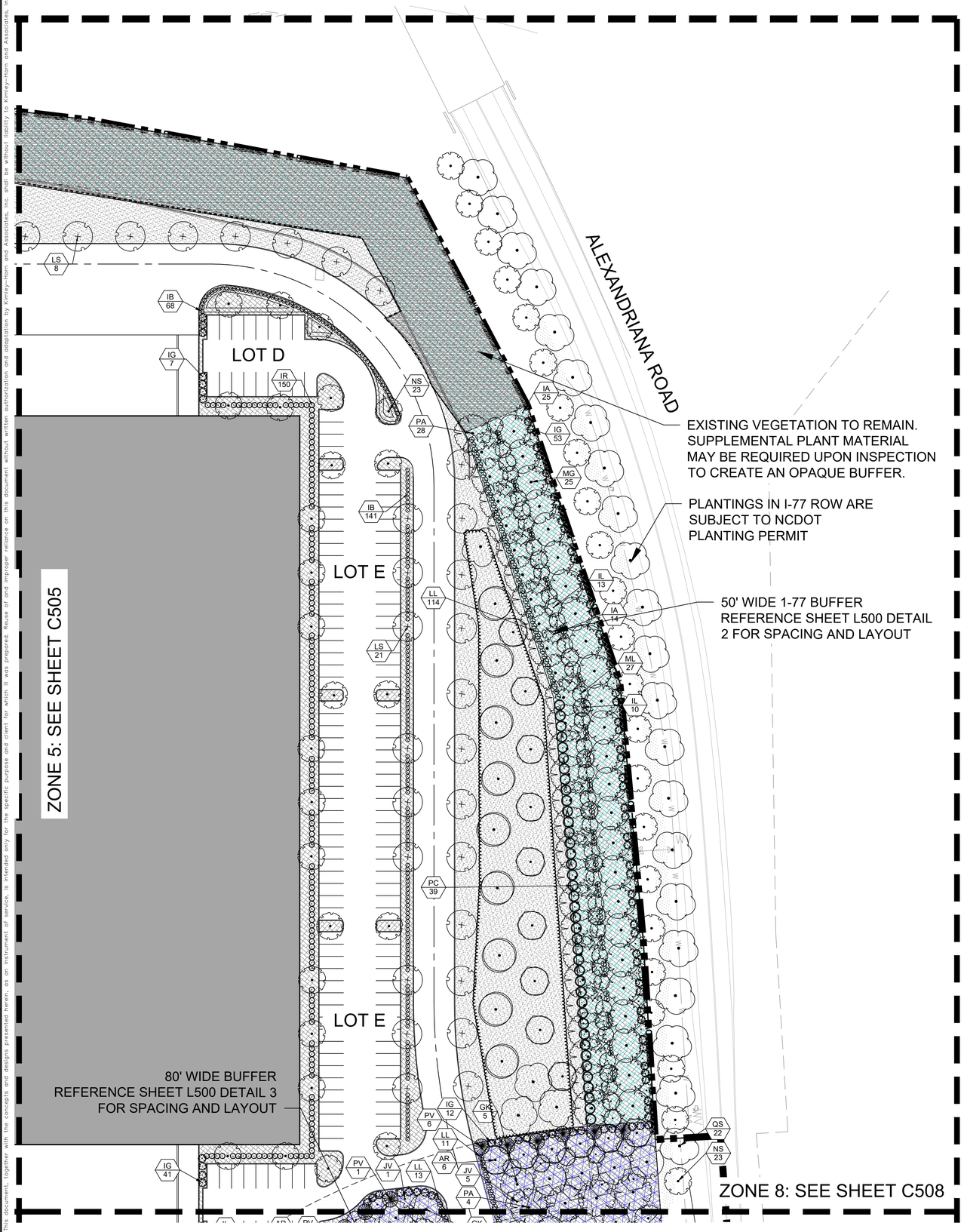

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK

DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD

EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE

EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY

SHRUBS	CODE	QTY	COMMON NAME
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
	IG	555	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	385	HOLLY OLIVE
	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM

GROUND COVERS	CODE	QTY	COMMON NAME
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

- PROPERTY BUFFER (20') — SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50') — SEE DETAIL 2 SHEET C500
- STREET BUFFER (80') — SEE DETAIL 3 SHEET C500
- MITIGATION AREA — SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 7

BELTWAY 77
PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C507

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C507 September 10, 2021 01:45:03pm K:\CHL_PRJ\001\013766000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\CSD PRELIMINARY LANDSCAPE PLAN.dwg
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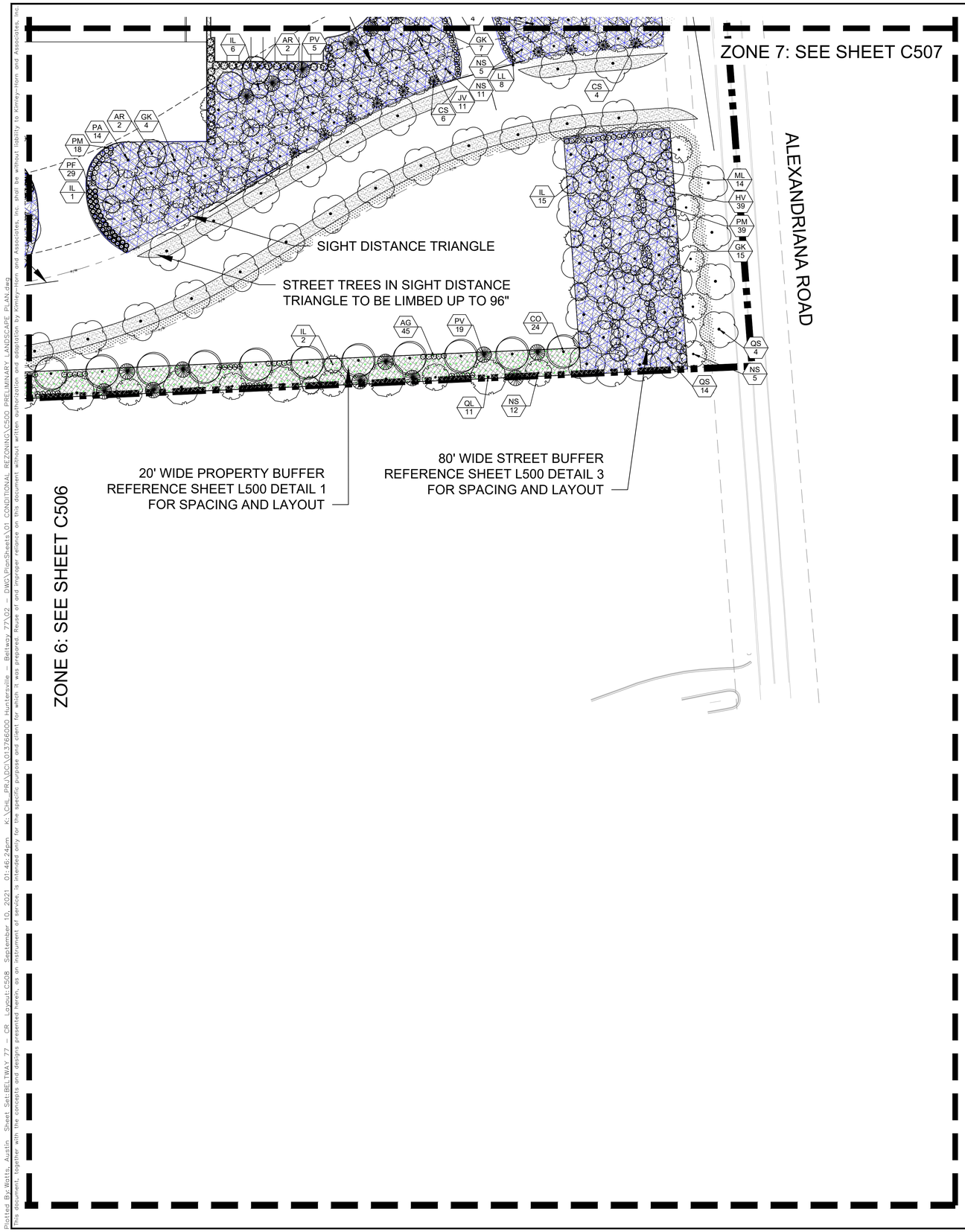

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	245	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	141	COMMON HACKBERRY
	GK	93	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	186	BLACK GUM
	PA	101	LONDON PLANE TREE
	QS	195	SHUMARD OAK
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**
	IL	187	SAVANNAH HOLLY
	JV	86	EASTERN RED CEDAR
	MG	82	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	11	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**
	CS	80	SASANQUA CAMELLIA
	IA	96	AMERICAN HOLLY
	ML	88	DWARF SOUTHERN MAGNOLIA
	PV	41	VIRGINIA PINE
	PR	15	CAROLINA LAUREL CHERRY
SHRUBS	**CODE**	**QTY**	**COMMON NAME**
	AG	389	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	39	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	889	JAPANESE HOLLY
	IG	555	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	385	HOLLY OLIVE
	PF	61	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	166	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	113	LEATHERLEAF VIBURNUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**
	CD	626,882 SF	BERMUDA GRASS
	MW	663,990 SF	WOOD CHIP MULCH

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	REVISIONS	DATE	BY
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 8

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C508

Plotted By:Watts Austin Sheet Set:BELTWAY 77 — CR Layout:C508 September 10, 2021 01:46:24pm K:\CHL_PRJ\DCI\013766000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\050 PRELIMINARY LANDSCAPE PLAN.dwg
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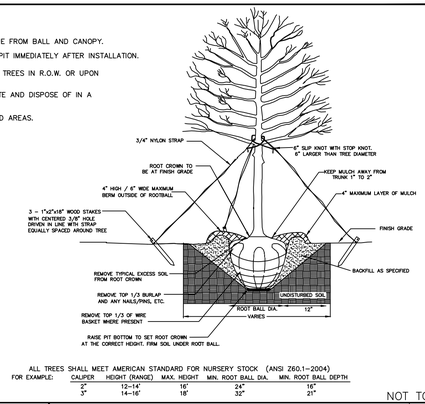
PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	AR	245	RED MAPLE	ACER RUBRUM	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	AA	60	ARMSTRONG FREEMAN MAPLE	ACER X FREEMANII `ARMSTRONG`	F.G.,B&B - 2-3" CAL. 8-10		
	CO	141	COMMON HACKBERRY	CELTIS OCCIDENTALIS	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	GK	93	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	LS	49	SWEET GUM	LIQUIDAMBAR STYRACIFLUA	F.G.,B&B - 2-3" CAL. 8-10		
	NS	186	BLACK GUM	NYSSA SYLVATICA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	PA	101	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	QS	195	SHUMARD OAK	QUERCUS SHUMARDII	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
DECIDUOUS UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**METHOD**	**SIZE**	**CAL**
	CF	3	FLOWERING DOGWOOD	CORNUS FLORIDA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**METHOD**	**SIZE**	**CAL**
	IL	187	SAVANNAH HOLLY	ILEX X ATTENUATA	F.G., B & B	8` MIN HEIGHT	2" MIN CAL.
	JV	86	EASTERN RED CEDAR	JUNIPERS VIRGINIANA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	MG	82	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	QL	15	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
	TO	11	GREEN GIANT ARBORVITAE	THUJA `GREEN GIANT`	F.G., B & B	8` MIN HEIGHT	3" MIN CAL
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**METHOD**	**SIZE**	**CAL**
	CS	80	SASANQUA CAMELLIA	CAMELLIA SASANQUA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	IA	96	AMERICAN HOLLY	ILEX OPACA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	ML	88	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	PV	41	VIRGINIA PINE	PINUS VIRGINIANA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
	PR	15	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	F.G., B & B	6` MIN HEIGHT	2" MIN CAL.
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**SPACING**	
	AG	389	GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL, 36" MIN HEIGHT		
	BM	259	MENTOR BARBERRY	BERBERIS X MENTORENSIS	5 GAL, 36` MIN.		
	HV	39	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA	5 GAL, 36" MIN HEIGHT		
	IB	264	DWARF BURFORD HOLLY	ILEX CORNUTA `BURFORDII NANA`	5 GAL, 36` MIN.		
	IR	889	JAPANESE HOLLY	ILEX CRENATA `ROTUNDIFOLIA`	5 GAL, 36" MIN HEIGHT		
	IG	555	INKBERRY HOLLY	ILEX GLABRA	5 GAL, 36" MIN HEIGHT		
	LL	312	GLOSSY PRIVET	LIGUSTRUM LUCIDUM	5 GAL, 36" MIN HEIGHT		
	OH	385	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS	5 GAL, 36" MIN HEIGHT		
	PF	61	MOUNTAIN PIERIS	PIERIS FLORIBUNDA	5 GAL, 36" MIN HEIGHT		
	PT	72	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA	3 GAL. 36" MIN HEIGHT		
	PM	166	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI	5 GAL, 36" MIN HEIGHT		
	PC	40	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS "MONUS"	5 GAL, 36" MIN HEIGHT		
	VL	113	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	5 GAL, 36" MIN HEIGHT		
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**SPACING**	
	CD	626,882 SF	BERMUDA GRASS	CYNODON DACTYLON	SEED		
	MW	663,990 SF	WOOD CHIP MULCH	MULCH MULCH	INSTALL		

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

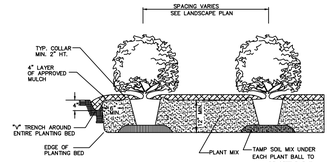
TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

REV. DATE 10/14/09
STD. NO. 600.1

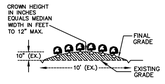
1 TYPICAL TREE PLANTING
N.T.S.

NOTES:

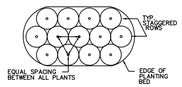
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

SHRUB PLANTING BED

REV. DATE 10/14/09
STD. NO. 610.1

2 TYPICAL SHRUB PLANTING
N.T.S.

PLANTINGS IN STREET RIGHT-OF-WAY

GENERAL NOTES

1. TREE GRATES AND ASSOCIATED IRRIGATION SYSTEMS REQUIRED BY TOWN ARE TO COMPLY WITH THE TOWN ZONING REQUIREMENTS. ALL INSTALLATIONS OF IRRIGATION SYSTEMS WITHIN THE RIGHT-OF-WAY OF STATE MAINTAINED STREETS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED THROUGH NCDOT. TREES INSTALLED WITHIN TOWN MAINTAINED RIGHT-OF-WAY LIMITS SHALL BE PER TOWN REQUIREMENTS. TREES INSTALLED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED STREETS REQUIRE A PLANTING PERMIT FROM NCDOT. NCDOT'S REVIEW AND APPROVAL PROCESS MAY INCLUDE ADDITIONAL REQUIREMENTS.
2. A DRAINAGE SYSTEM IS REQUIRED FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREETS. ALL IRRIGATION/DRAINAGE SYSTEMS REQUIRE AN ENCROACHMENT AGREEMENT EXECUTED BY NCDOT FOR STATE-MAINTAINED ROADS. CONTACT NCDOT FOR ADDITIONAL INFORMATION REGARDING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
3. LANDSCAPE INSPECTIONS MAY INCLUDE THE FOLLOWING:

   SUBDRAINAGE INSPECTION
   TREE PIT/WELL OR PLANTING STRIP INSPECTION
   SOIL MIX APPROVALS/INSPECTIONS
   TREE APPROVALS/INSPECTIONS
   TREE PLANTING INSPECTION
   IRRIGATION INSPECTION
   FINAL WALK THROUGH

   ALL INSPECTIONS SHALL BE PERFORMED BY TOWN AND/OR TOWN REPRESENTATIVE.

NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING

TREE PLANTING-NOTES
(DRAINAGE AND INSPECTION)

REV. DATE 10/14/09
STD. NO. 615.1

LANDSCAPE REQUIREMENTS

BUFFER YARDS (Section 7.5)		
I-77 Buffer (37,575 sf)	**Required**	**Provided**
Width	25 feet	25 feet
Trees	5 per 1,000 sf = 188 trees	312 trees
Large Maturing Trees	75% Large Maturing = 234 trees	78% large maturing
Evergreen Trees	50% Evergreen = 156 trees	67% evergreen
Shrubs	8 per 1,000 sf = 301 shrubs (75% evergreen)	439 shrubs (100% evergreen)
Hambright Road Buffer (4,930 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 20 trees	20 trees
Large Maturing Trees	75% Large Maturing = 15 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 5 trees	25% small maturing
Evergreen Trees	50% Evergreen = 10 trees	50% evergreen
Shrubs	5 per 1,000 sf = 25 shrubs (75% evergreen)	25 shrubs (100% evergreen)
Alexandriana Road Buffer (14,375 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 58 trees	58 trees
Large Maturing Trees	75% Large Maturing = 44 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 14 trees	25% small maturing
Evergreen Trees	50% Evergreen = 29 trees	50% evergreen
Shrubs	5 per 1,000 sf = 72 shrubs (75% evergreen)	78 shrubs (100% evergreen)
Internal Road Buffer - East (180,407 sf)	**Required**	**Provided**
Width	80 feet	80 feet
Trees	4 per 1,000 sf = 721 trees	721 trees
Large Maturing Trees	75% Large Maturing = 540 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 181 trees	25% small maturing
Evergreen Trees	50% Evergreen = 361 trees	50% evergreen
Shrubs	5 per 1,000 sf = 998 shrubs (75% evergreen)	1,084 shrubs (100% evergreen)
Property Buffer (18,230 sf)	**Required**	**Provided**
Width	20 feet	20 feet
Trees	4 per 1,000 sf = 73 trees	73 trees
Large Maturing Trees	75% Large Maturing = 55 trees	75% large maturing
Small Maturing Trees	25% Small Maturing = 18 trees	25% small maturing
Evergreen Trees	50% Evergreen = 37 trees	50% evergreen
Shrubs	5 per 1,000 sf = 92 shrubs (75% evergreen)	95 shrubs (100% evergreen)
STREET TREES AND INTERNAL LANDSCAPING (Section 7.7)		
Street Trees	**Required**	**Provided**
Width	Min 7' width	10' width
Internal Road (3,100 lf)	1 per 40 lf = 78 trees per side	156 trees
Alexandria Road (1,300lf)	1 per 40 lf = 33 trees	38 trees
TREE PRESERVATION (Section 7.4)		
	Required	**Provided**
Specimen Trees (215 total)	30% = 65 specimen trees preserved	45 (21%) trees preserved
Specimen Tree Mitigation	20 trees to be replanted Specimen tree caliper = 24", 480" to be replaced.	160 canopy trees at 3" caliper = 480"
OPEN SPACE (Section 7.10)		
Open Space	**Required**	**Provided**
	Common open space	1,300 sf. of common open space
OFF-STREET PARKING (Section 6)		
LOT A	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	48 trees placed 40' O.C.
Shrubs		490 evergreen shrubs
LOT B	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	51 trees placed 40' O.C.
Shrubs		489 evergreen shrubs
LOT C	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	9 trees placed 40' O.C.
Shrubs		140 evergreen shrubs
LOT D	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	23 trees placed 40' O.C.
Shrubs		265 evergreen shrubs
LOT E	**Required**	**Provided**
Trees	40' O.C. maximum distance continuous row of evergreen shrubs	46 trees placed 40' O.C.
Shrubs		395 evergreen shrubs

PLANTINGS SHALL MEET THE REQUIREMENTS OF ARTICLE 7 OF THE ZONING ORDINANCE.

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
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09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
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CHECKED BY RBD

LANDSCAPE SCHEDULE AND DETAILS

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C509

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C509 September 10, 2021 01:46:34pm K:\CHL_PRJ\CIC\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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PLANT SCHEDULE I-77

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	35	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	PA	29	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	42	SAVANNAH HOLLY	ILEX X ATTENUATA
	MG	41	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IA	39	AMERICAN HOLLY	ILEX OPACA
	ML	27	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IG	52	INKBERRY HOLLY	ILEX GLABRA
	LL	114	GLOSSY PRIVET	LIGUSTRUM LUCIDUM
	PT	72	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA
	PC	40	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS "MONUS"
	VL	52	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM

PLANT SCHEDULE HAMBRIGHT ROAD

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	4	BLACK GUM	NYSSA SYLVATICA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	QL	4	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IA	5	AMERICAN HOLLY	ILEX OPACA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IG	24	INKBERRY HOLLY	ILEX GLABRA

PLANT SCHEDULE WEST BUFFER

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CO	24	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	NS	12	BLACK GUM	NYSSA SYLVATICA
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	8	SAVANNAH HOLLY	ILEX X ATTENUATA
	QL	11	LAUREL-LEAVED OAK	QUERCUS LAURIFOLIA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	PV	18	VIRGINIA PINE	PINUS VIRGINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	AG	45	GLOSSY ABELIA	ABELIA X GRANDIFLORA
	LL	50	GLOSSY PRIVET	LIGUSTRUM LUCIDUM

PLANT SCHEDULE ALEXANDRIANA ROAD

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	GK	15	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA
	QS	14	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	15	SAVANNAH HOLLY	ILEX X ATTENUATA
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	ML	14	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	HV	39	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA
	PM	39	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI

PLANT SCHEDULE INTERNAL STREET

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AR	63	RED MAPLE	ACER RUBRUM
	CO	33	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	GK	77	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA
	NS	47	BLACK GUM	NYSSA SYLVATICA
	PA	50	LONDON PLANE TREE	PLATANUS X ACERIFOLIA
	QS	29	SHUMARD OAK	QUERCUS SHUMARDII
EVERGREEN CANOPY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	IL	111	SAVANNAH HOLLY	ILEX X ATTENUATA
	JV	78	EASTERN RED CEDAR	JUNIPERS VIRGINIANA
	MG	41	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	TO	11	GREEN GIANT ARBORVITAE	THUJA `GREEN GIANT`
EVERGREEN UNDERSTORY	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CS	80	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	IA	37	AMERICAN HOLLY	ILEX OPACA
	ML	31	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA `LITTLE GEM`
	PV	18	VIRGINIA PINE	PINUS VIRGINIANA
	PR	15	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	AG	261	GLOSSY ABELIA	ABELIA X GRANDIFLORA
	IR	14	JAPANESE HOLLY	ILEX CRENATA `ROTUNDIFOLIA`
	IG	165	INKBERRY HOLLY	ILEX GLABRA
	LL	73	GLOSSY PRIVET	LIGUSTRUM LUCIDUM
	OH	138	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS
	PF	37	MOUNTAIN PIERIS	PIERIS FLORIBUNDA
	PM	64	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI
	VL	59	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	MW	152,767 SF	WOOD CHIP MULCH	MULCH MULCH

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

LANDSCAPE BUFFER SCHEDULES

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C510

Plotted By:Watts Austin Sheet Set:BELTWAY 77 - CR Layout:C510 September 10, 2021 01:47:28pm K:\CHL_PRJ\CIG\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\C510 PRELIMINARY LANDSCAPE PLAN.dwg
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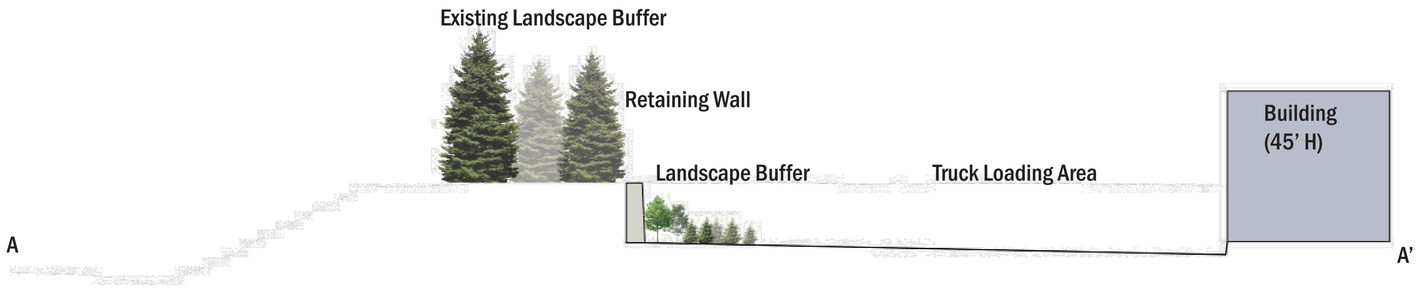
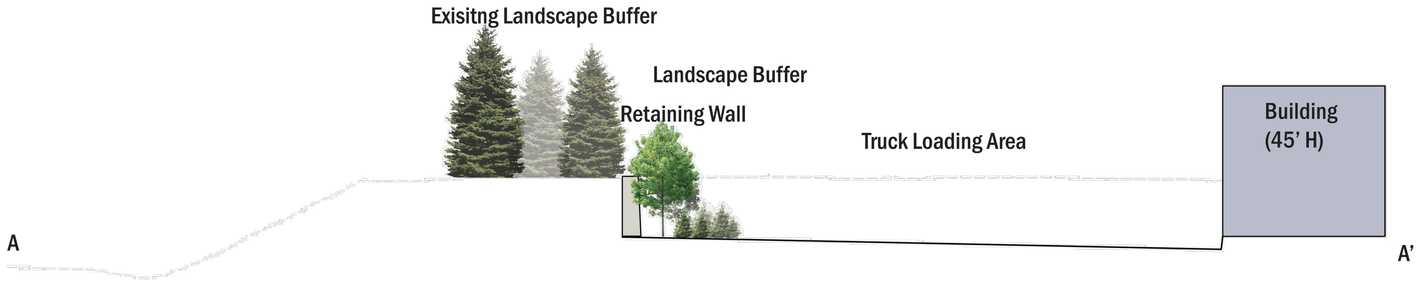
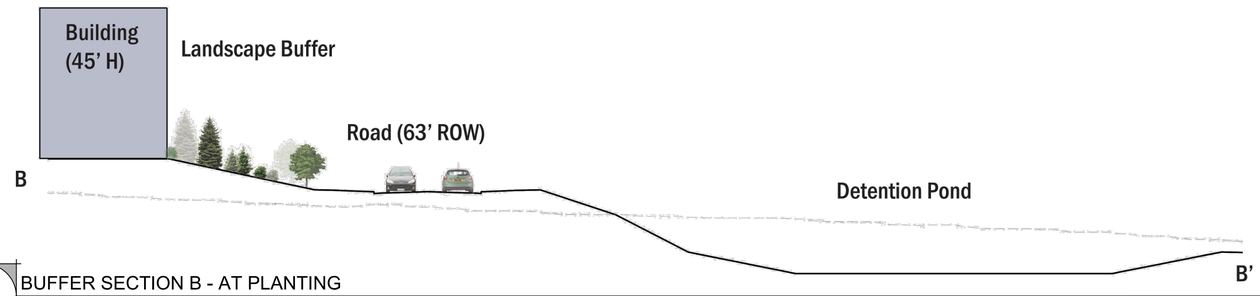


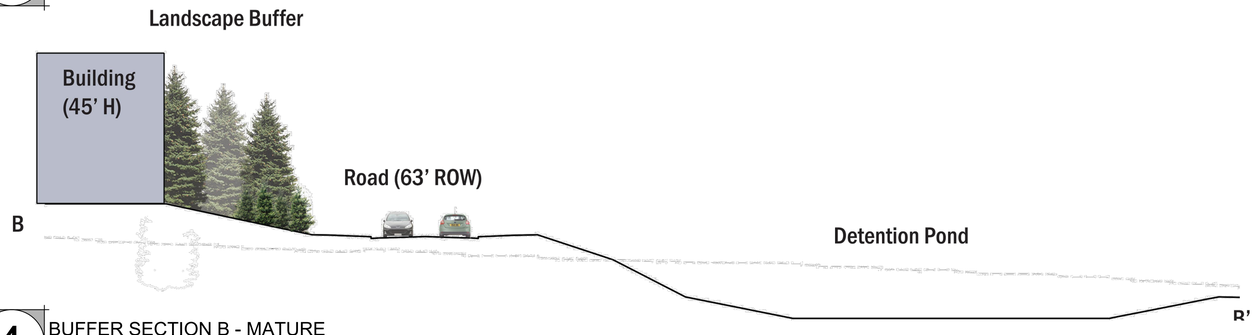
1 BUFFER SECTION A - AT PLANTING
N.T.S.



2 BUFFER SECTION A - MATURE
N.T.S.



3 BUFFER SECTION B - AT PLANTING
N.T.S.



4 BUFFER SECTION B - MATURE
N.T.S.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

BUFFER SECTIONS

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C511

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 — CR Layout: C511 September 10, 2021 01:47:28pm K:\CHL_PRJ\DC\013766000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg
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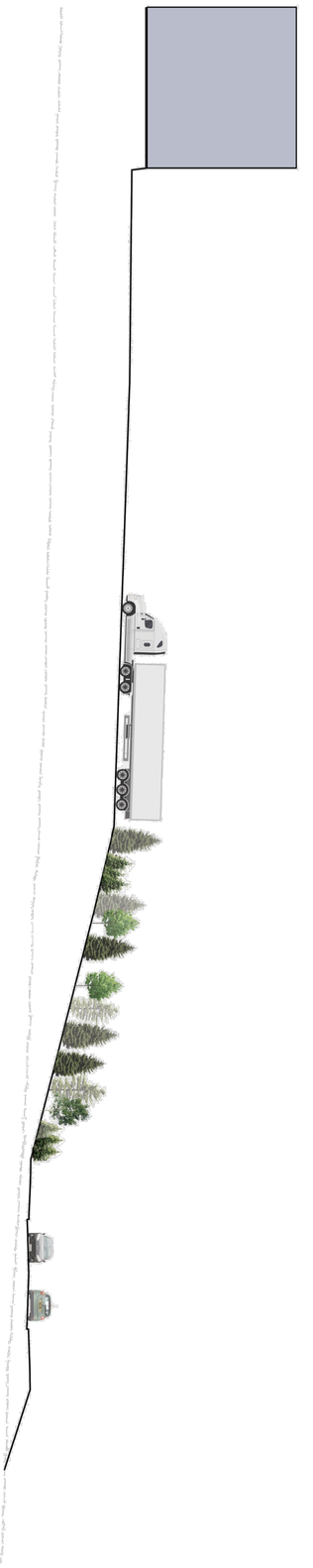
6 N.T.S.

BUFFER SECTION C - MATURE

5 N.T.S.

BUFFER SECTION C - AT PLANTING



C512 SHEET NUMBER

BELTWAY 77

PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

BUFFER SECTIONS

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
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09/10/21

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 MATTHEW T. ADAMS

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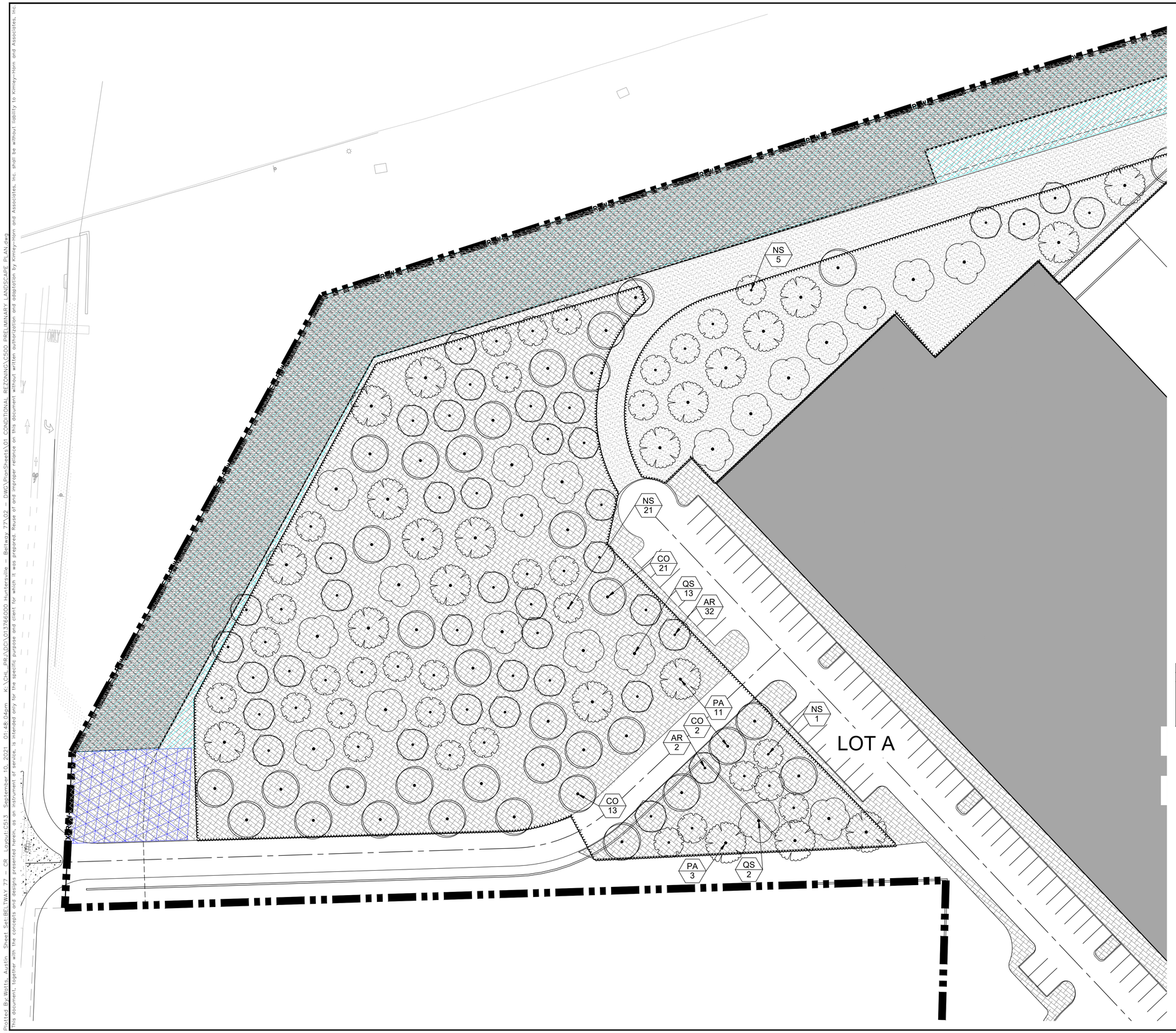
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW



PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	38	RED MAPLE
	CO	35	COMMON HACKBERRY
	NS	32	BLACK GUM
	PA	21	LONDON PLANE TREE
	QS	20	SHUMARD OAK

TREE PRESERVATION (Section 7.4)		
	Required	**Provided**
Specimen Trees (215 total)	30% = 65 specimen trees preserved	45 (21%) trees preserved
Specimen Tree Mitigation	20 trees to be replanted Specimen tree caliper = 24". 504" to be replaced.	168 canopy trees at 3" caliper = 504"

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748 NATHAN A. TIDD
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

TREE MITIGATION PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C513

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 - CR Layout: C513 September 10, 2021 01:48:04pm K:\CHL_PRJ\DCI\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\CSHD PRELIMINARY LANDSCAPE PLAN.dwg
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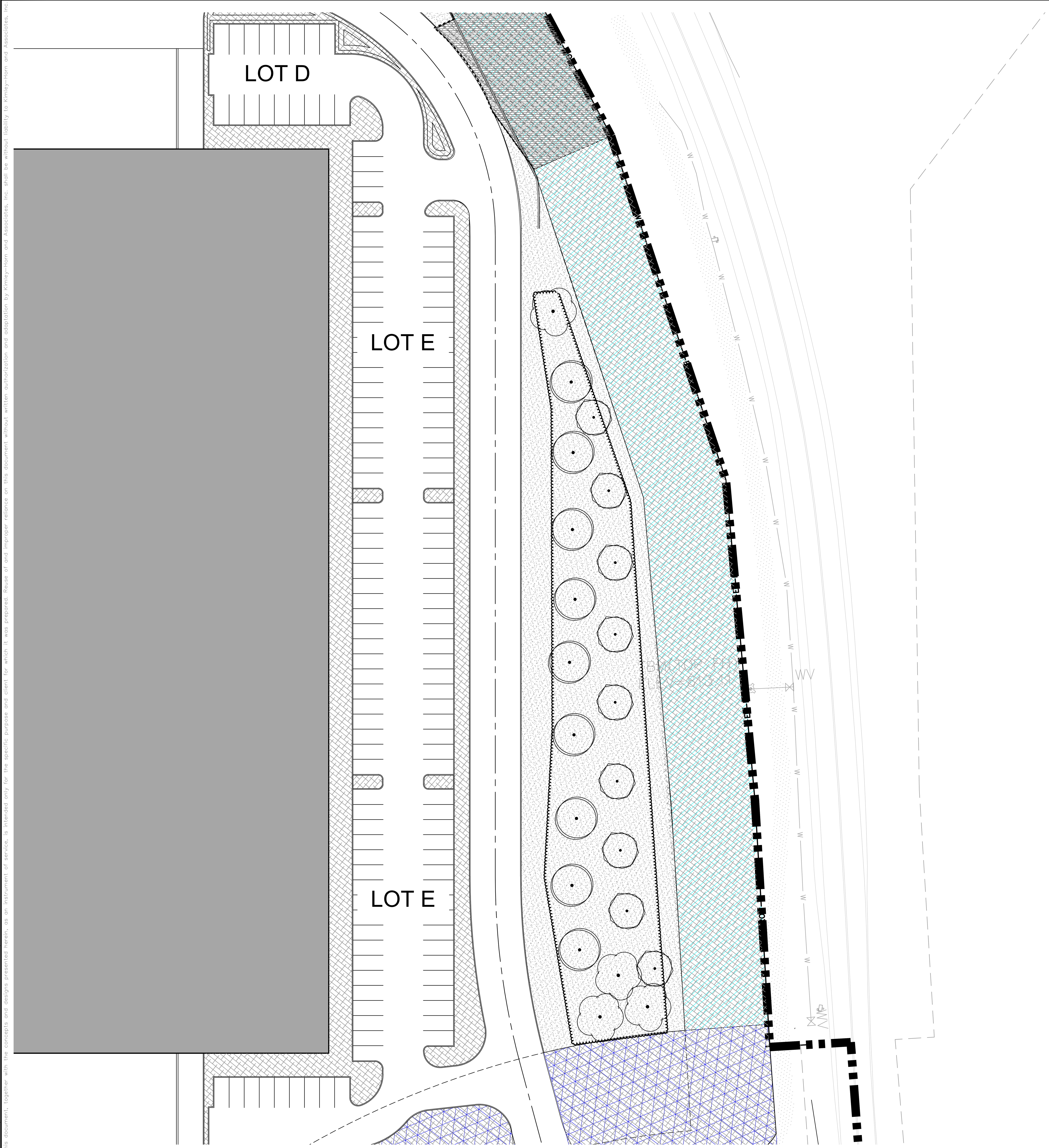

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	9	RED MAPLE
	CO	9	COMMON HACKBERRY
	QS	4	SHUMARD OAK

TREE PRESERVATION (Section 7.4)		
	Required	Provided
Specimen Trees (215 total)	30% = 65 specimen trees preserved	45 (21%) trees preserved
Specimen Tree Mitigation	20 trees to be replanted Specimen tree caliper = 24". 504" to be replaced.	168 canopy trees at 3" caliper = 504"

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

TREE MITIGATION PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C514

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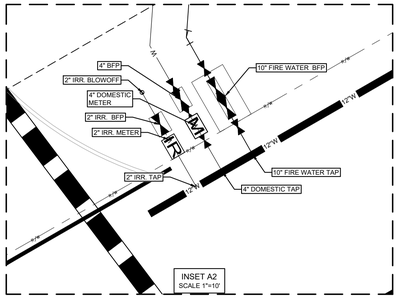

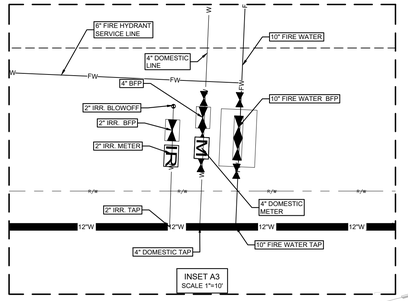

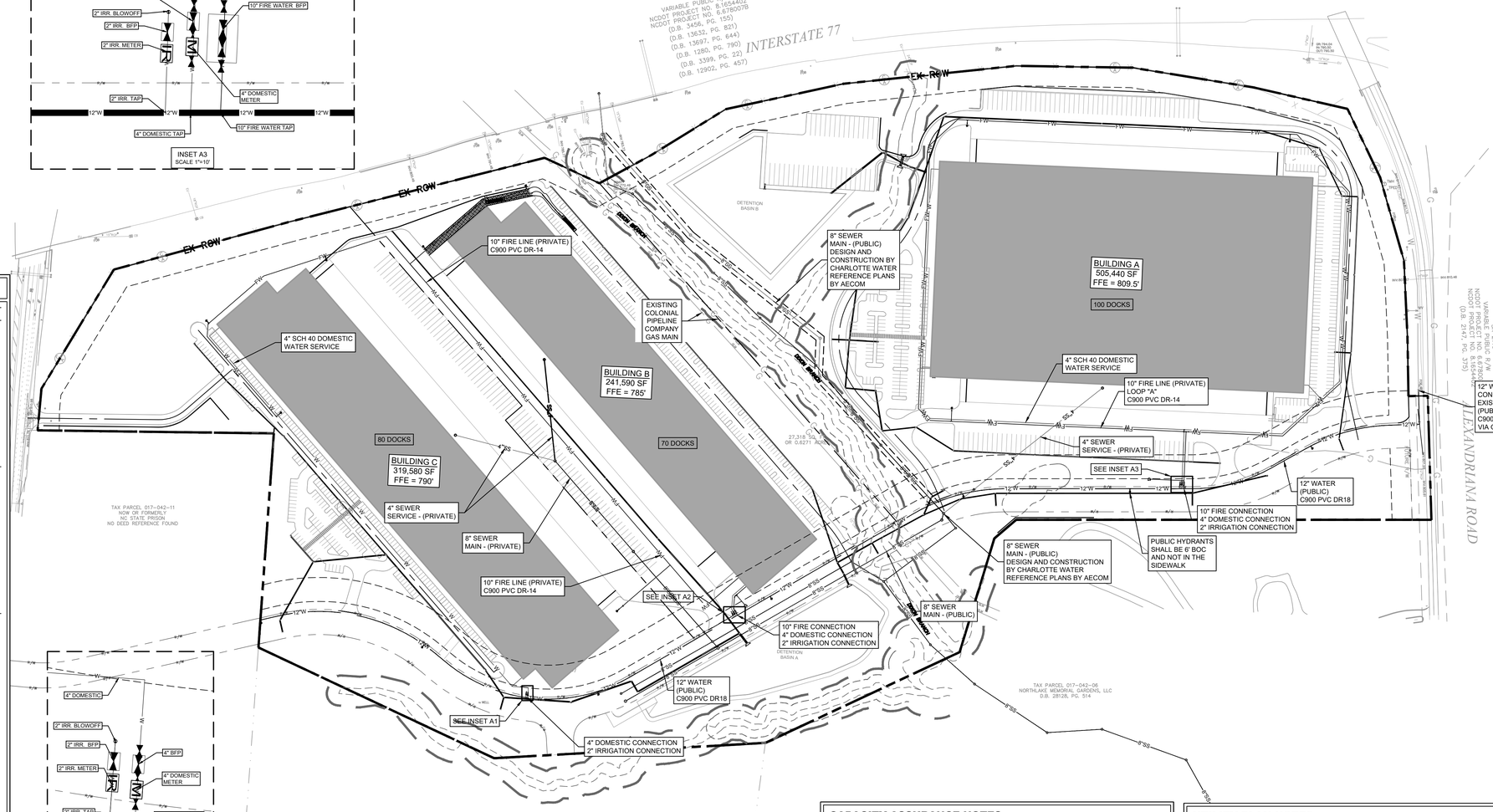

UTILITY KEYNOTE LEGEND

GENERAL KEYNOTES

- (A) A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE A CONCRETE CRADLE AND PIPE REQUIREMENTS PER THE GOVERNING AGENCY.
- (B) UTILITY PULL BOX - (LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED).
- (C) OPEN CUT TRENCH. REMOVE EXISTING PAVEMENT, CURB, (SIDEWALK) TO FACILITATE UTILITY INSTALLATION. SAWCUT A CLEAN EDGE ON BOTH SIDES OF TRENCH. THE CONTRACTOR WILL BE RESPOSIBLE FOR RESTORATION OF THE EXISTING STREET PAVING AND ANY LAND COVER OR STRUCTURE TO ITS ORIGINAL OR BETTER CONDITION.
- (D) JACK & BORE - JACKING AND RECEIVING PITS AND PROCEDURE SHALL BE PER THE GOVERNING AGENCY.
- (E) SERVICE STUB WITH DETECTABLE HAZARD TAPE & WITH SURFACE MARKER.

SANITARY SEWER KEYNOTES

- (S1) CONTRACTOR TO COORDINATE SANITARY SEWER MANHOLE CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- (S2) 4" PVC SANITARY SERVICE. INV OUT FROM BUILDING AT 48" BELOW FFE.
- (S3) PRIVATE 4" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCH / MEP PLANS.
- (S4) CLEANOUT(S) - ("H-20" TRAFFIC RATED IN ALL PAVED AREAS), SPACING PER GOVERNING AGENCY.
- (S5) 1500 GALLON GREASE INTERCEPTOR. REFER TO ARCH/MEP PLANS.
- (S6) 20' PUBLIC SANITARY SEWER EASEMENT (SSE)
- (S7) SANITARY SEWER LIFT STATION. SEE ARCH/MEP PLANS FOR DETAILS.

POWER - COMMUNICATION (TELEPHONE, FIBER OPTIC, DATA, TV) KEYNOTES

- (P1) CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- (P2) COMMUNICATION (PHONE, DATA, TV) SERVICE - (#) 4" CONDUITS.
- (P3) ELECTRICAL SERVICE - (#) 4" CONDUITS - TO TRANSFORMER BY POWER COMPANY.
- (P4) ELECTRIC TRANSFORMER PAD LOCATION SIZE AND CONNECTIONS PER POWER COMPANY STANDARDS.
- (P5) ELECTRICAL CONNECTION TO BUILDING AND EMERGENCY GENERATOR HOOK UP. METER SHALL BE LOCATED OUTSIDE OF BUILDING. - (#) 4" CONDUIT.
- (P6) ELECTRIC CONDUIT TO MONUMENT SIGNS - (#) 1" CONDUITS.
- (P7) ELECTRIC CONDUIT TO LIGHTING FIXTURE - (#) 1" CONDUITS.
- (P8) LIGHTING FIXTURE - (#) 1" CONDUITS. SEE LIGHTING PLAN BY OTHERS.
- (P9) 10' PUBLIC UTILITY EASEMENT (UE)
- (P10) ELECTRIC CONDUIT TO TAMPER SWITCH ON BFP - (1) 1" CONDUIT.

GAS SERVICE KEYNOTES

- (G1) GAS SERVICE BY UTILITY COMPANY. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH THE CITY/TOWN PUBLIC UTILITIES.
- ( ) GAS METER LOCATION PER UTILITY COMPANY'S REQUIREMENTS.
- ( ) 2" GAS SERVICE TO BUILDING.

DOMESTIC WATER LINE DISTRIBUTION KEYNOTES

- (D1) DOMESTIC CONNECTION TO EXISTING X" WATER MAIN WITH X" TAPPING SLEEVE AND VALVE
- ( ) X" DOMESTIC WATER LINE WITH METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- ( ) X" TYPE "K" COPPER WATER SERVICE WITH X" METER IN SINGLE METER PIT.
- ( ) 8" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY WITHIN INSULATED ENCLOSURE INSTALLED PER CHARLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) WITH 12" OF DRAIN ROCK BELOW ENCLOSURE.
- ( ) 4" DOMESTIC SERIVE ENTRY LOCATION INTO BUILDING. FIRE AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING. REFER ARCH/MEP PLANS.

FIRE LINE DISTRIBUTION KEYNOTES

- (F1) FIRE (/DOMESTIC) CONNECTION TO EXISTING X" WATER MAIN WITH X" TAPPING SLEEVE AND VALVE
- ( ) 6" DIP FIRE LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE FIRE LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF ANY TOWN PUBLIC WORKS DEPARTMENT.
- ( ) PROPOSED FIRE HYDRANT AND ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE, WITH 6-INCH BOLLARDS, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- ( ) FIRE DEPARTMENT CONNECTION AND ENTRY. CONTRACTOR TO COORDINATE WITH MECKLENBURG COUNTY FIRE DEPARTMENT.
- ( ) X" FIRE SERVICE LINE WITH WALL MOUNTED POST INDICATOR VALVE. CONFIRM LINE SIZE WITH ARCH/MEP
- ( ) POST MOUNTED FIRE DEPARTMENT CONNECTION PER LOCAL FIRE DEPARTMENT STANDARDS WITH X" PIPE CONNECTION TO SPRINKLER SYSTEM.
- ( ) REMOTE FIRE DEPARTMENT CONNECTION PER LOCAL FIRE DEPARTMENT STANDARDS.
- ( ) PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE - PAINTED PER CHARLOTTE WATER HYDRANT COLOR
- ( ) PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE - PAINTED PER CHARLOTTE WATER HYDRANT COLOR
- ( ) 10' PUBLIC WATER LINE EASEMENT. (UE)

WATER LINE-FIRE LINE FITTINGS & STRUCTURES

WATER LINE — W		FIRE LINE — FW	
1	SERVICE CONNECTION	12	METER VAULT
2	GATE VALVE	13	* FIRE HYDRANT
3	* TEE	14	FIRE DEPT. CONNECTION
4	* 90° BEND	15	POST INDICATOR VALVE
5	* 45° BEND	16	BACKFLOW PREVENTER ABOVE GROUND
6	* 22.55° BEND	17	BACKFLOW PREVENTER BELOW GROUND
7	* 11.25° BEND	18	BLOW OFF VALVE
8	* CAP/PLUG	19	SERVICE ENTRY POINT
9	BALL VALVE	20	VERTICAL BEND
10	REDUCER	21	IRRIGATION CONTROL VALVE
11	WATER METER	22	FIRE HYDRANT ASSEMBLY

* WITH THRUST BLOCKING — SIZE SHOWN AT SYMBOL LOCATION

CLT WATER NOTES

1. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
2. ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
3. WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
4. PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN APPROVED BY THE APPLICANT.
5. CLT WATER WILL INSTALL 6" OR 8" LATERAL INTO DOGHOUSE OR EX MH AND BRING INSIDE R/W AS SHOWN. CLT WATER WILL PLUG END OF LATERAL & SET A 4"x4" POST TO MARK LOCATION OF PROPOSED PVT MH BY ON-SITE CONTRACTOR, IF A PVT MH IS SHOWN ON PLANS.

FIRE DEPARTMENT CONNECTION (FDC) NOTES

1. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED A CLEAR SPACE OF TEN FEET HORIZONTALLY AND VERTICALLY IN ALL DIRECTIONS. (GAS METERS, ELECTRICAL TRANSFORMERS, AND PARKED VEHICLES CANNOT BE LOCATED WITHIN THIS SPACE.)
2. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE READILY VISIBLE AND NOT MORE THAN FIFTY FEET FROM A STREET, FIRE LANE, OR SIMILAR AREA PROVIDING ACCESS TO FIRE DEPARTMENT APPARATUS. THE AREA BETWEEN THE CONNECTION AND VEHICULAR ACCESS SHALL BE FREE OF OBSTRUCTIONS.
3. THERE SHALL BE AN APPROVED PUMPER FIRE HYDRANT WITHIN TWO HUNDRED FEET OF THE FIRE DEPARTMENT CONNECTION MEASURED ALONG AN APPROVED PATH OF TRAVEL FOR THE FIRE APPARATUS.
4. FOR ADDITIONAL INFORMATION OF FIRE PROTECTION SYSTEM INCLUDING LOCATION OF FIRE DEPARTMENT CONNECTION, ETC., REFER TO FIRE PROTECTION PLANS BY OTHERS.

CAPACITY ASSURANCE NOTES

1. APPROVAL FOR BACKFLOW PREVENTION REQUIREMENTS IS NOT PART OF THIS REVIEW. BACKFLOW PREVENTION REVIEW ENTAILS PLAN SUBMITTAL VIA MECKLENBURG COUNTY'S CODE ENFORCEMENT PERMITTING PROCESS AT THE TIME OF APPLICATION FOR BUILDING PERMITS. BACKFLOW PROGRAM REQUIREMENTS ARE AVAILABLE AT HTTP://CHARLOTTENC.GOV/WATER/PAGES/BACKFLOWCONSTRUCTIONGUIDELINES.ASPX . PLEASE CONTACT MARK KROUSE AT 704-432-5800 FOR MORE INFORMATION
2. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS AND ELEVATIONS PRIOR TO CHARLOTTE WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES.
3. CUSTOMER IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS.

CHARLOTTE WATER BACKFLOW INSTALLATION NOTES

1. FIRE - INSTALL ONE (1) 8" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INSULATED ENCLOUSRE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 2 ON SHEET # C903.
2. DOMESTIC - INSTALL TWO (2) 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INUSLATED ENCLOSURE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 1 ON SHEET # C903.
3. IRRIGATION - INSTALL ONE (1) 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE GROUND WITHIN INUSLATED ENCLOSURE PER CHARTLOTTE WATER REQUIREMENTS. ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CHARLOTTE WATER REQUIREMENTS SEE DETAIL # 13 ON SHEET # C903.
4. TAMPER SWITCHES SHALL BE INSTALLED ON GATE VALVES OF BACKFLOW PREVENTION SUPPLY LINES THAT SERVE FIRE SPRINKLER SYSTEMS.
5. ALL BACKFLOW PREVENTION ASSEMBLY'S SHALL BE HEATED. INSTALL HEATERS INSIDE OF CHARLOTTE WATER APPROVED BACKFLOW ENCLOSURES PER MANUFACTURERS RECOMMENDATIONS.
6. CONTRACTOR SHALL COORDINATE WITH CHARLOTTE WATER AND SELECT A BACKFLOW PREVENTER FROM THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT APPROVED LIST OF BACKFLOW PREVENTION ASSEMBLIES.
7. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS C1 LTWATER-REQUIRED BACKFLOW PREVENTER.
8. EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLTWATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
9. BACKFLOW PREVENTER TO BE HEATED PER MANUFACTURER ENCLOSURE REQUIREMENTS.
10. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CHARLOTTE WATER ENCLOSURE INFORMATION - HOT-WIRE APPARATUS FOR LINES 2" AND ABOVE - HEATED INSULATED ENCLOSURE ARE REQUIRED FOR FIRE LINE SERVICES. NO INSULATION SHALL BE WRAPPED AROUND BPA.

UTILITY PLAN NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES AND ZONING NOTES.
7. REFER TO GENERAL NOTES SHEET FOR GENERAL, WATER UTILITY, AND SANITARY SEWER, NOTES, MATERIALS, AND REQUIREMENTS.
8. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE, AND EXISTING UTILITY LOCATIONS AND SIZES.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
5. ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
6. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.

CONTRACTOR SHALL REFER TO ARCH / MEP PLANS FOR EXACT UTILITY ENTRANCE LOCATIONS.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

TAMPER SWITCH CONDUIT REQUIRED ON GATE VALVES, AND BACKFLOW PREVENTER ASSEMBLIES LOCATED ABOVE-GROUND. VALVES INSTALLED BELOW GROUND DO NOT REQUIRE TAMPER SWITCHES UNLESS NOTED OTHERWISE BY LOCAL AUTHORITY HAVING JURISDICTION.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

NOT FOR CONSTRUCTION

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 JUSTIN L. WATTS 09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

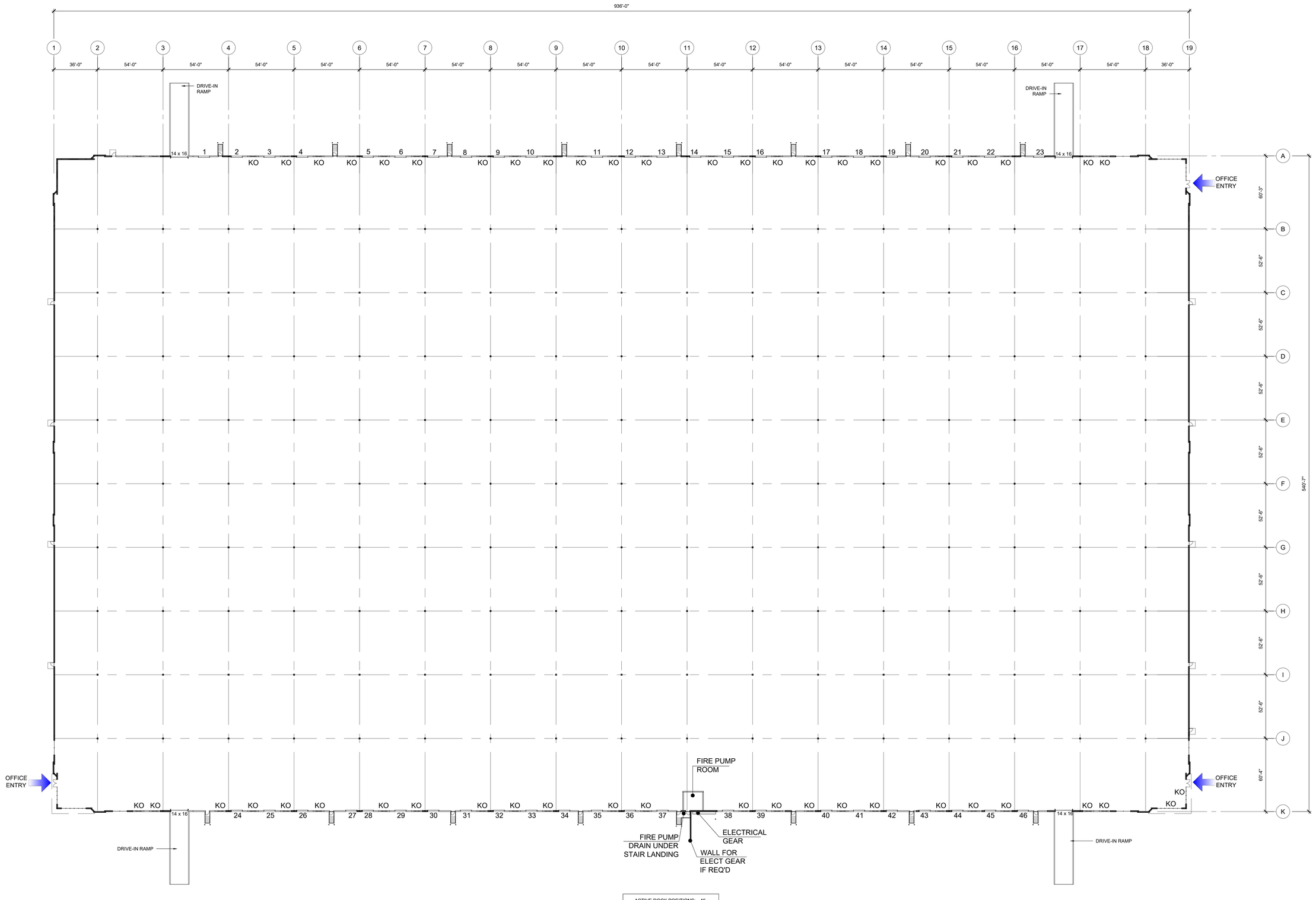
PRELIMINARY UTILITY PLAN

BELTWAY 77

PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC
NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C600

Plotted By: Watts, Justin Sheet Set: BELTWAY 77 — CR Layout: C600 PRELIMINARY UTILITY PLAN September 10, 2021 02:23:50pm K:\CHL_PR\VDO\013766000 Huntersville — Beltway 77\02 — DWG\PrimSheets\VO CONDITIONAL REZONING\C600 PRELIMINARY UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ACTIVE DOCK POSITIONS:	46
KNOCK-OUT POSITIONS:	44
TOTAL DOCK POSITIONS:	90
14X16 DRIVE-IN DOORS:	4
DRIP-LINE SQUARE FOOTAGE:	505,480

FLOOR PLAN A1
SCALE: 1"=30'-0"

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING A

Huntersville, NC

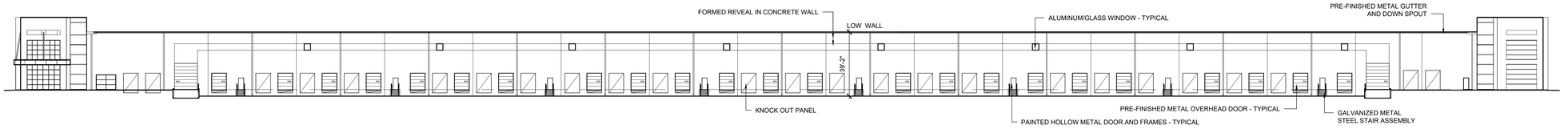
FLOOR PLAN

Progress Set Date:

Final Issue Date: 02/01/2021
Revisions:
R1 06/06/2021

Project Number: 21-01
Cad File Number: A1.00-Fp

A1.00



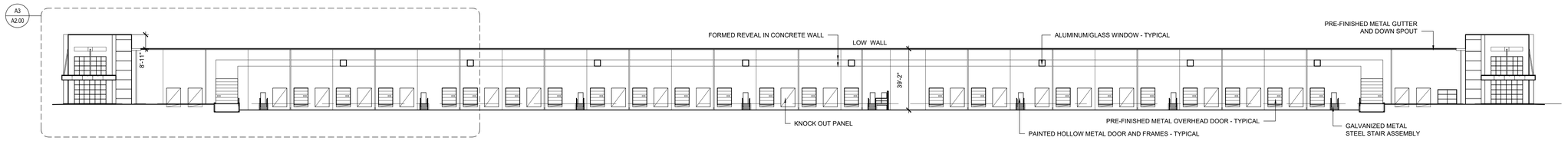
MECHANICAL SCREEN NOTE-TYPICAL OF NORTH, SOUTH, EAST AND WEST ELEVATIONS

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDING COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UP#1 DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

2 1

COMPOSITE EAST ELEVATION A5

SCALE: 1"=30'-0"



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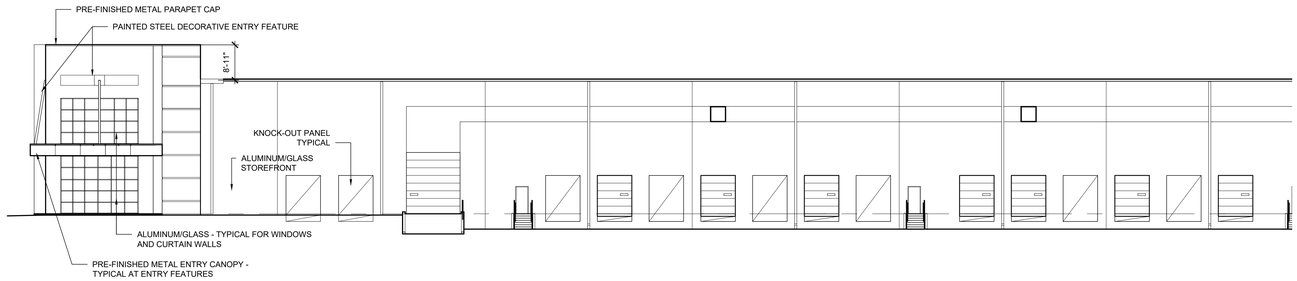
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

2 1

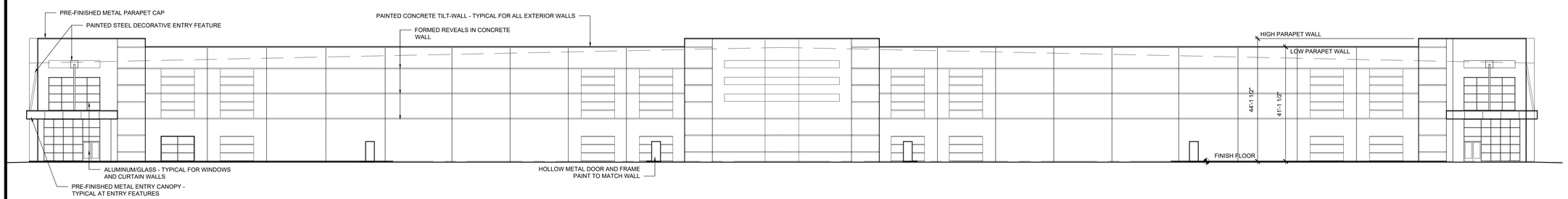
COMPOSITE WEST ELEVATION A4

SCALE: 1"=30'



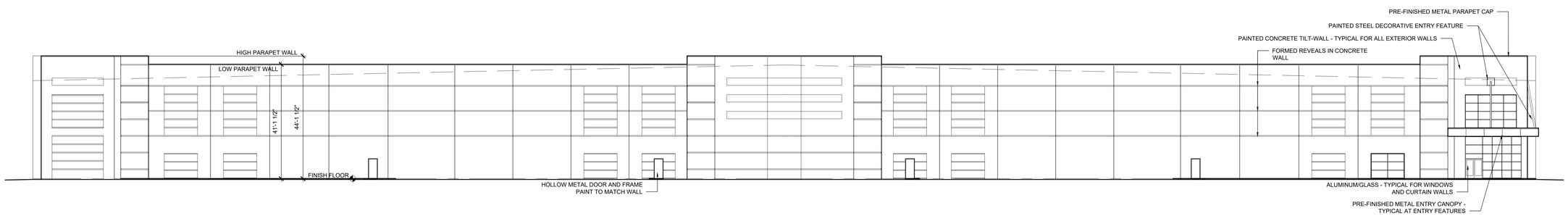
PARTIAL WEST ELEVATION-Entry Feature A3

SCALE: 1"=30'-0"



SOUTH ELEVATION A2

SCALE: 1/16"=1'-0"



NORTH ELEVATION A1

SCALE: 1/16"=1'-0"

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DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING A

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

Final Issue Date: 02/01/2021

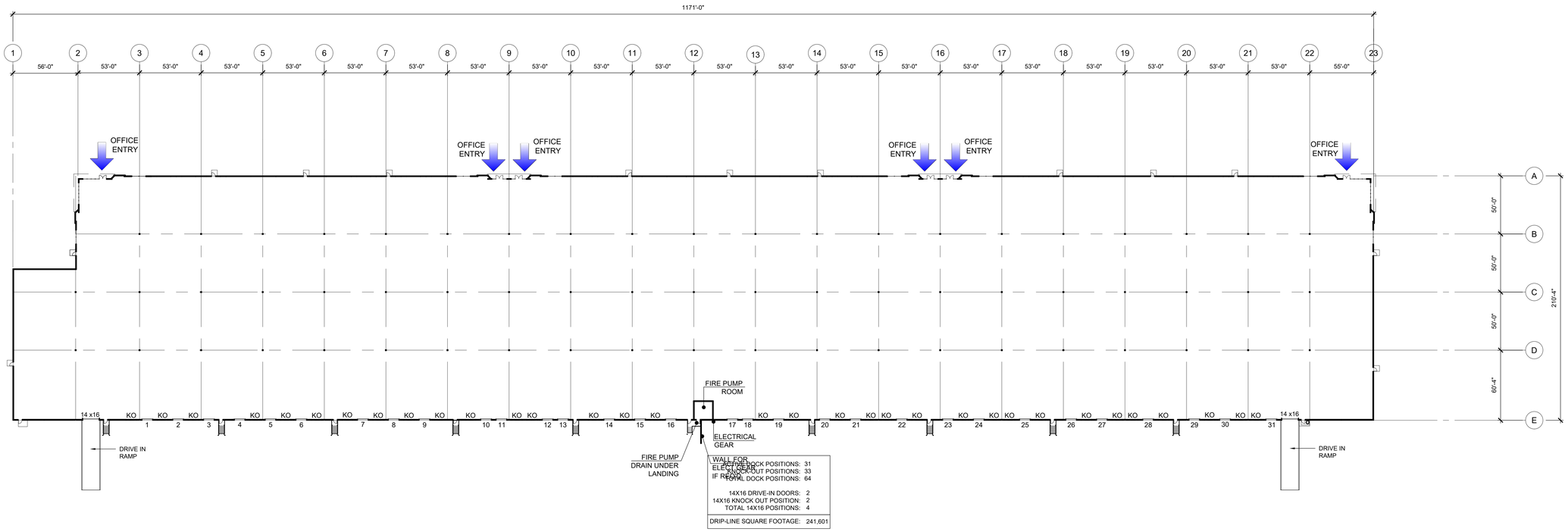
Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

2 06/08/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-01
Cad File Number: A2.00-Fp

A2.00



REFERENCE NORTH

FLOOR PLAN A1

SCALE: 1"=40'-0"

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SCHEMATIC DESIGN

77 BELTWAY BUILDING B

Huntersville, NC

FLOOR PLAN

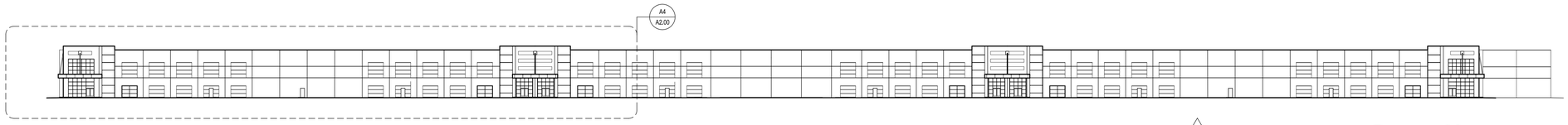
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/05/2021

Project Number: 21-03
Cad File Number: A1.00-Fp

A1.00



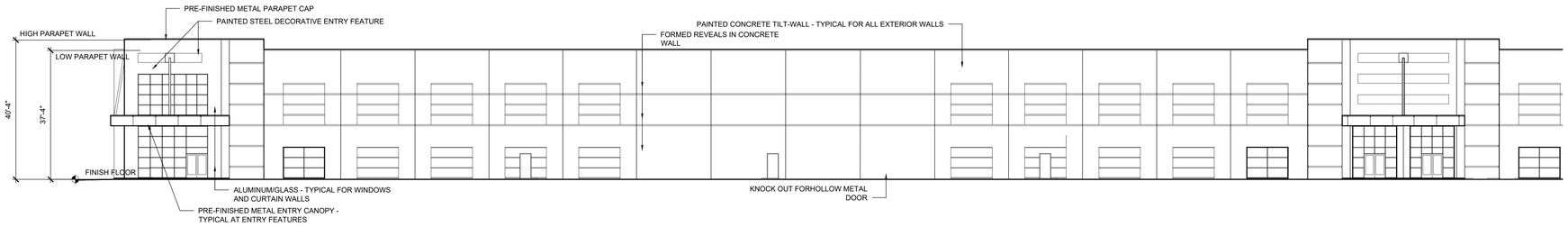
1

MECHANICAL SCREEN NOTE

1. THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM ANY GROUND-LEVEL VIEW ALONG THE BUILDING PERIMETER.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE COMPOSITE METAL WITH FACTORY FINISH SIMILAR TO THE ENTRY CANOPIES OR METAL PANELS WITH SITE APPLIED TEXTURED PAINT USING COLORS MATCHING THE BUILDING ELEVATIONS.
4. THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

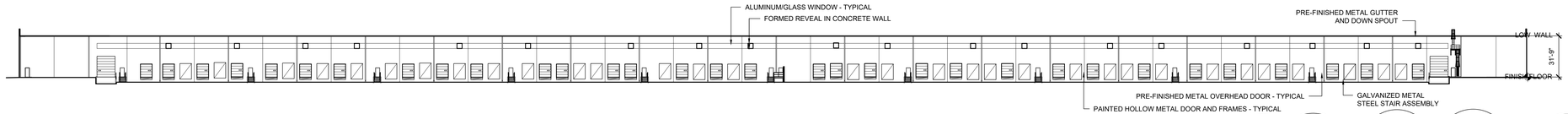
COMPOSITE SOUTH ELEVATION A5

SCALE: 1"=40'-0"



PARTIAL SOUTH ELEVATION - Entry Features A4

SCALE: 1/16"=1'-0"



1

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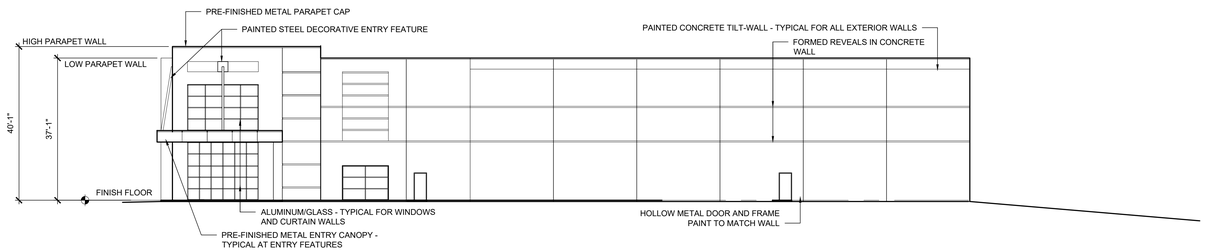
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

COMPOSITE NORTH ELEVATION A3

SCALE: 1"=40'-0"



1

MECHANICAL SCREEN NOTE

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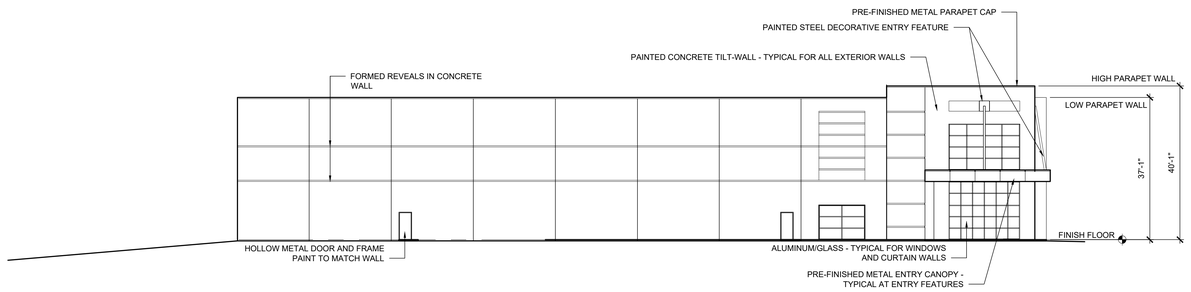
EAST ELEVATION A2

SCALE: 1/16"=1'-0"



1

MECHANICAL SCREEN NOTE

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WEST ELEVATION A1

SCALE: 1/16"=1'-0"

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SCHEMATIC DESIGN

77 BELTWAY
BUILDING B

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

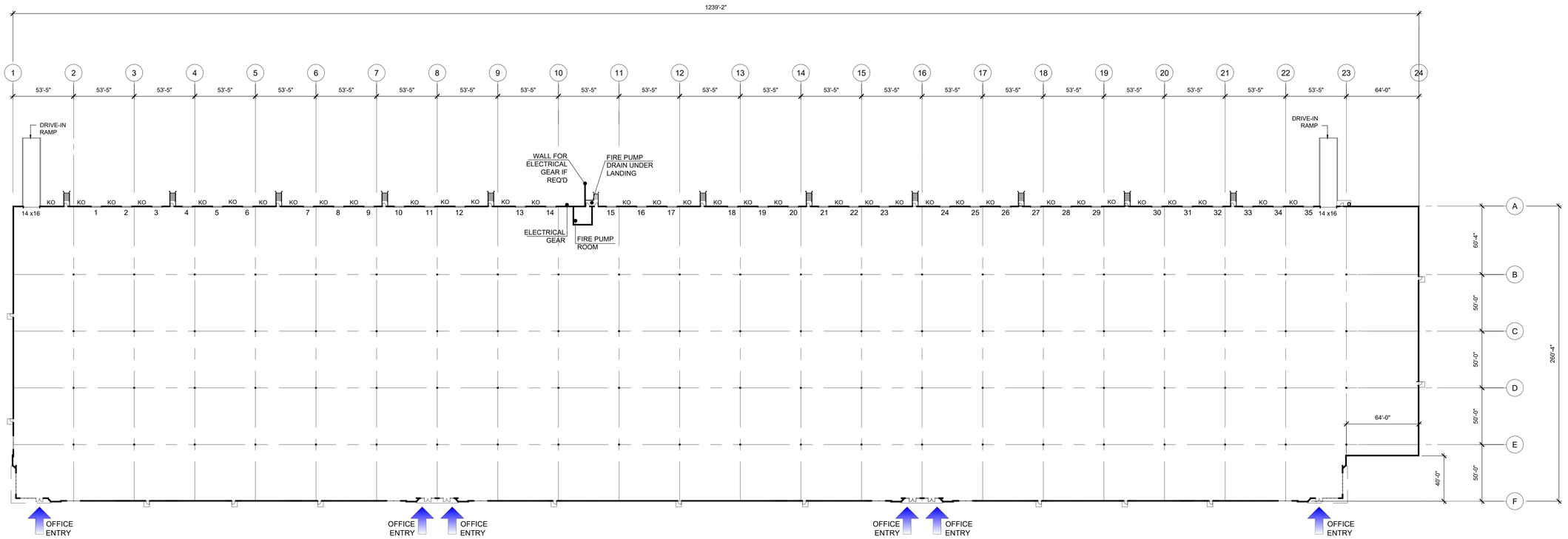
Final Issue Date: 02/01/2021

Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-03
Cad File Number: A2.00-EI

A2.00



ACTIVE DOCK POSITIONS:	35
KNOCK-OUT POSITIONS:	35
TOTAL DOCK POSITIONS:	70
14X16 DRIVE-IN DOORS:	2
FUTURE DRIVE-IN DOORS:	2
TOTAL DRIVE-IN DOORS:	4
DRIP-LINE SQUARE FOOTAGE:	319,632

REFERENCE NORTH

FLOOR PLAN A1
SCALE: 1"=40'-0"

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strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

FLOOR PLAN

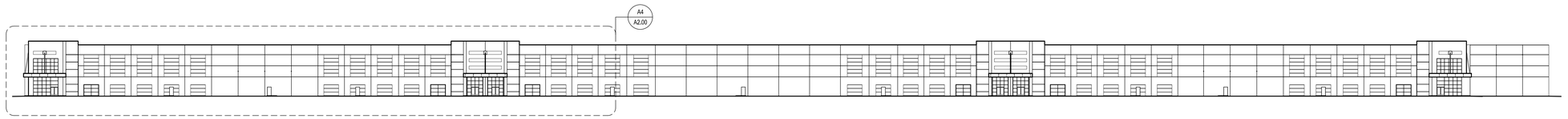
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/06/2021

Project Number: 21-04
Cad File Number: A1.00-Fp

A1.00



2 1

MECHANICAL SCREEN NOTE

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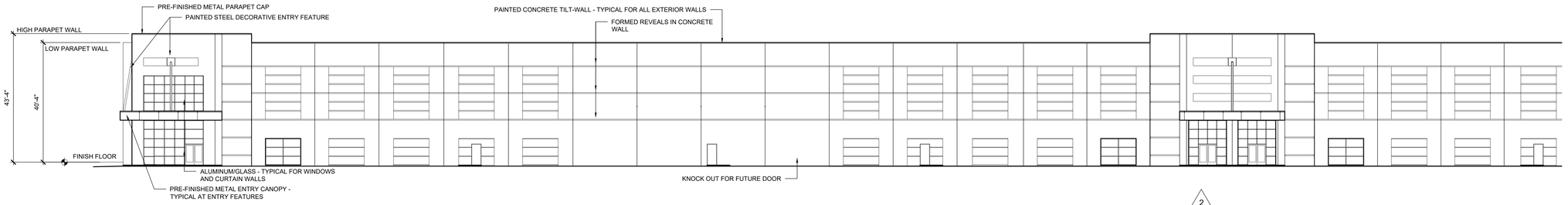
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

COMPOSITE NORTH ELEVATION A5

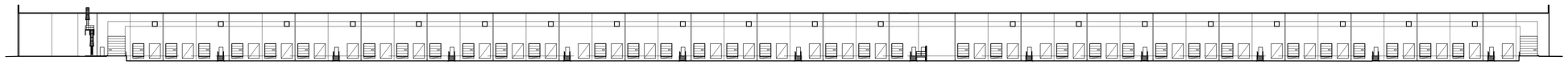
SCALE: 1"=40'-0"



2

P R T I A L NORTH ELEVATION - Entry Features A4

SCALE: 1/16"=1'-0"



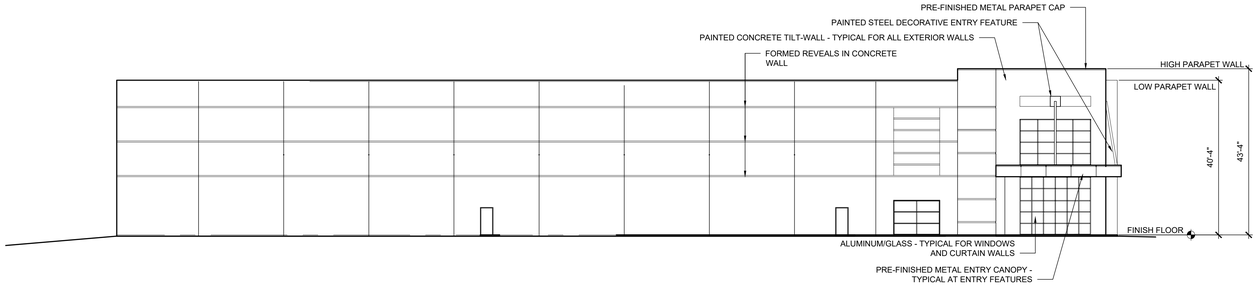
2 1

MECHANICAL SCREEN NOTE

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDNG COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

COMPOSITE SOUTH ELEVATION A3

SCALE: 1"=40'-0"



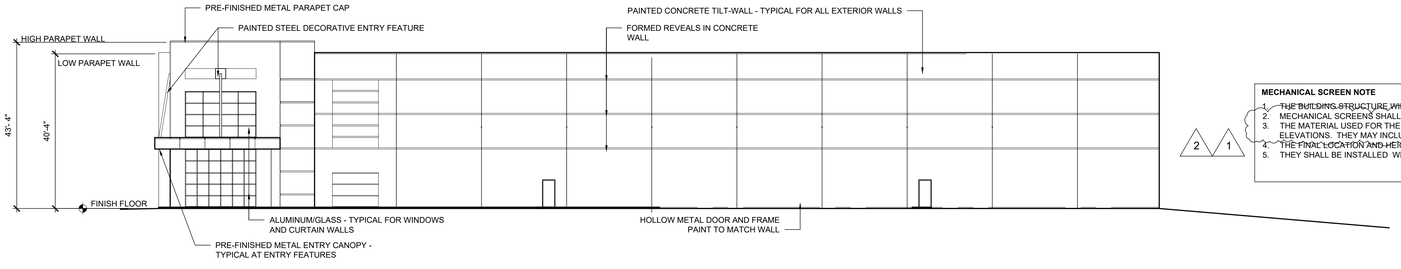
1 2

MECHANICAL SCREEN NOTE

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDNG COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

EAST ELEVATION A2

SCALE: 1/16"=1'-0"



2 1

MECHANICAL SCREEN NOTE

1. ~~THE BUILDING STRUCTURE WILL BE DESIGNED TO SUPPORT MECHANICAL EQUIPMENT AND MECHANICAL SCREENS.~~
2. MECHANICAL SCREENS SHALL CONCEAL ROOF-TOP MECHANICAL EQUIPMENT FROM THE VIEW.
3. THE MATERIAL USED FOR THE MECHANICAL SCREEN SHALL BE VISUALLY CONSISTANT WITH THE MATERIAL ON THE BUILDING ELEVATIONS. THEY MAY INCLUDE METAL WITH TEXTURED SURFACE MATCHING THE BUILDNG COLORS.
4. ~~THE FINAL LOCATION AND HEIGHT SHALL BE DETERMINED WITH FUTURE TENANT UPFIT DESIGNS.~~
5. THEY SHALL BE INSTALLED WITH THE TENANT IMPROVEMENT BUILDING PERMITS.

WEST ELEVATION A1

SCALE: 1/16"=1'-0"

Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224

strategic capital partners

DCI Development & Construction Insight, LLC

SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

BUILDING ELEVATIONS

Progress Set Date:

Final Issue Date: 02/01/2021

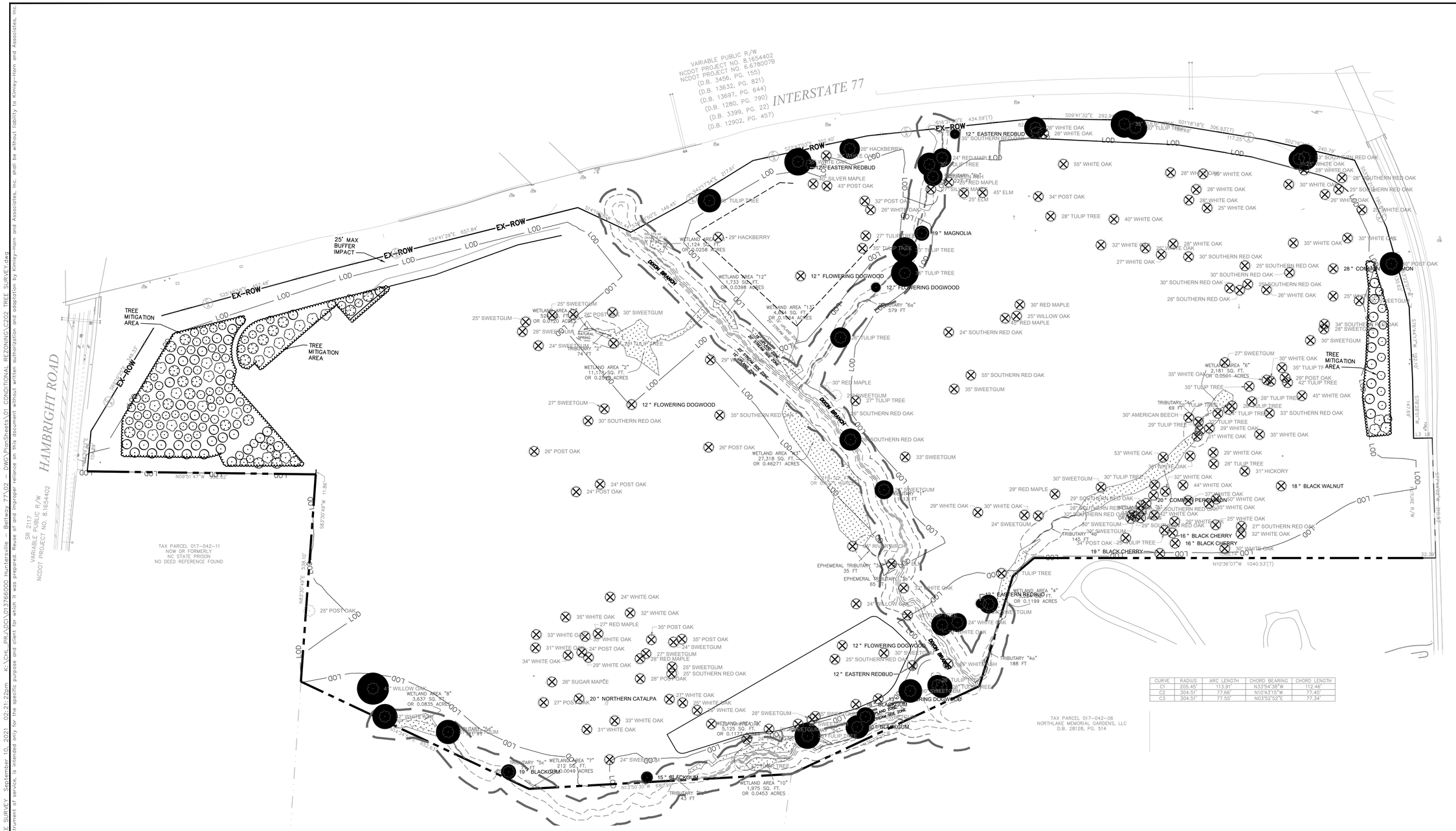
Revisions:

1 05/14/2021 SITE PLAN REVIEW COMMENTS

2 06/08/2021 SITE PLAN REVIEW COMMENTS

Project Number: 21-04
Cad File Number: A2.00-EI

A2.00



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	205.45'	113.91'	N33°54'38"W	112.46'
C2	304.51'	77.66'	N10°43'15"W	77.45'
C3	304.51'	77.55'	N03°52'52"E	77.34'

TOWN OF HUNTERSVILLE NOTES

APPLICABILITY

A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE:

1. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
2. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
3. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
4. NO SOIL DISTURBANCE OR COMPACTION. STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
5. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
6. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

LEGEND	
#" XX	EXISTING SPECIMEN TREE ## = SIZE (INCHES) XX = SPECIES ABBREVIATION
⊗	EXISTING SPECIMEN TREE TO BE REMOVED
LOD LOD	PROPOSED LIMITS OF DISTURBANCE REFERENCE GRADING PLAN

TREE PRESERVATION SUMMARY	
HAS THIS SITE BEE FORESTED OR CLEARED IN THE PAST THREE YEARS?	NO
SPECIMEN TREE CALCULATIONS	
EXISTING SPECIMEN TREES ONSITE	212
REMOVED DUE TO CLT WATER PROJECT (REMOVED FROM EXISTING)	3
SPECIMEN TREES SAVED	36
SPECIMEN TREES REMOVED	176
SPECIMEN TREES SAVED (%)	17%

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

No.	REVISIONS	DATE	BY
	NOT FOR CONSTRUCTION		
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

Kimley»Horn
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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030861 ANTHONY L. WATTS 09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

TREE SURVEY

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C202

Plotted By: Watts, Austin Sheet Set: BELTWAY 77 – CR Layout: C202 TREE SURVEY September 10, 2021 02:21:22pm K:\CHL_PRJ\DO\013766000 Huntersville – Beltway 77\C02 – DWG\PlanSheets\01 CONDITIONAL REZONING\C202 TREE SURVEY.dwg
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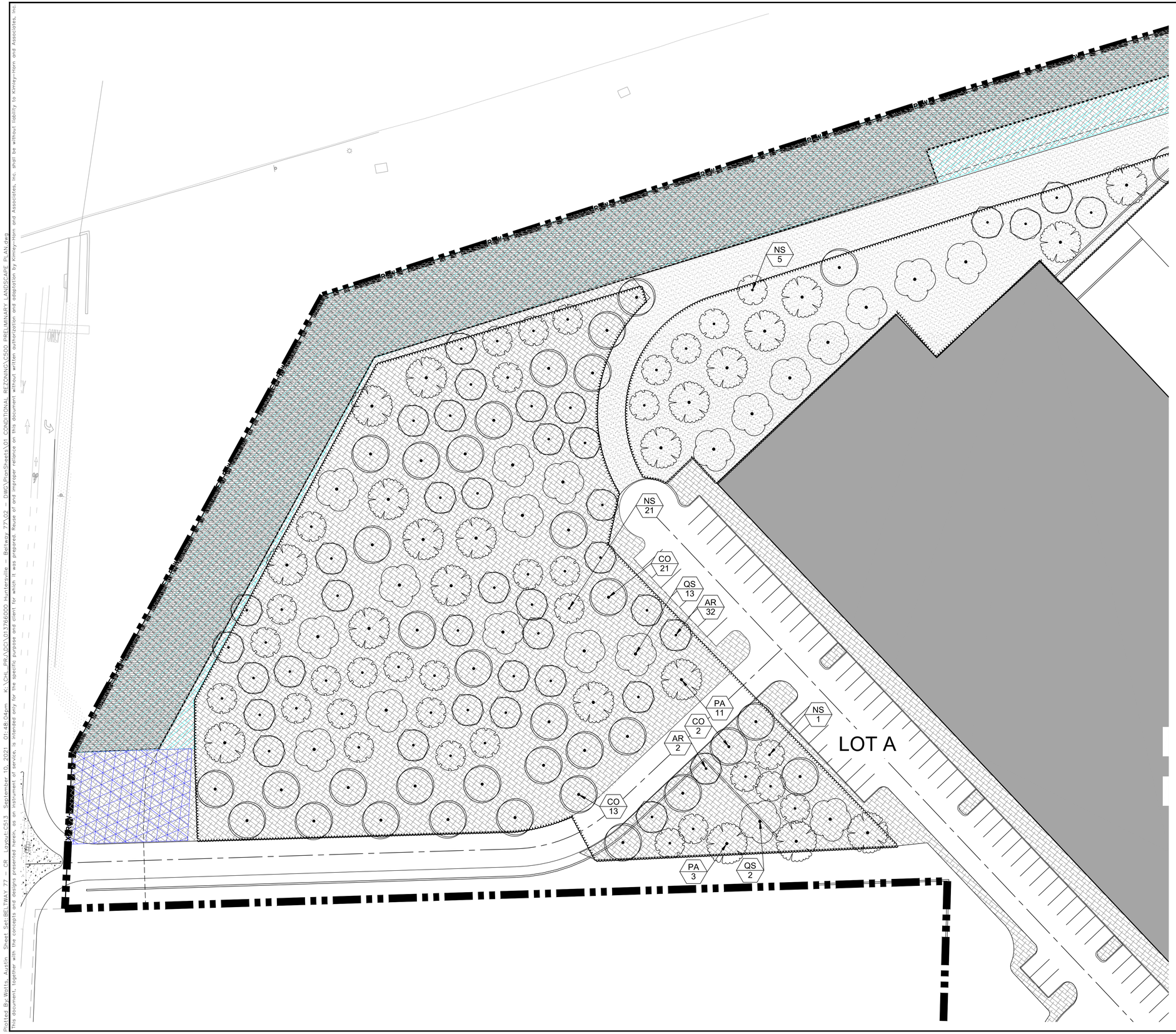

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	38	RED MAPLE
	CO	35	COMMON HACKBERRY
	NS	32	BLACK GUM
	PA	21	LONDON PLANE TREE
	QS	20	SHUMARD OAK

TREE PRESERVATION (Section 7.4)		
	Required	**Provided**
Specimen Trees (215 total)	30% = 65 specimen trees preserved	45 (21%) trees preserved
Specimen Tree Mitigation	20 trees to be replanted Specimen tree caliper = 24". 504" to be replaced.	168 canopy trees at 3" caliper = 504"

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500

I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500

STREET BUFFER (80')
SEE DETAIL 3 SHEET C500

MITIGATION AREA
SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748
09/10/21

KHA PROJECT 013766000
DATE 04/01/2021
SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY GTF
CHECKED BY RBD

TREE MITIGATION PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C513

Plotted By: Wolfe, Austin Sheet Set: BELTWAY 77 - CR Layout: C513 September 10, 2021 01:48:04pm K:\CHL_PRJ\DCI\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\CSHD PRELIMINARY LANDSCAPE PLAN.dwg
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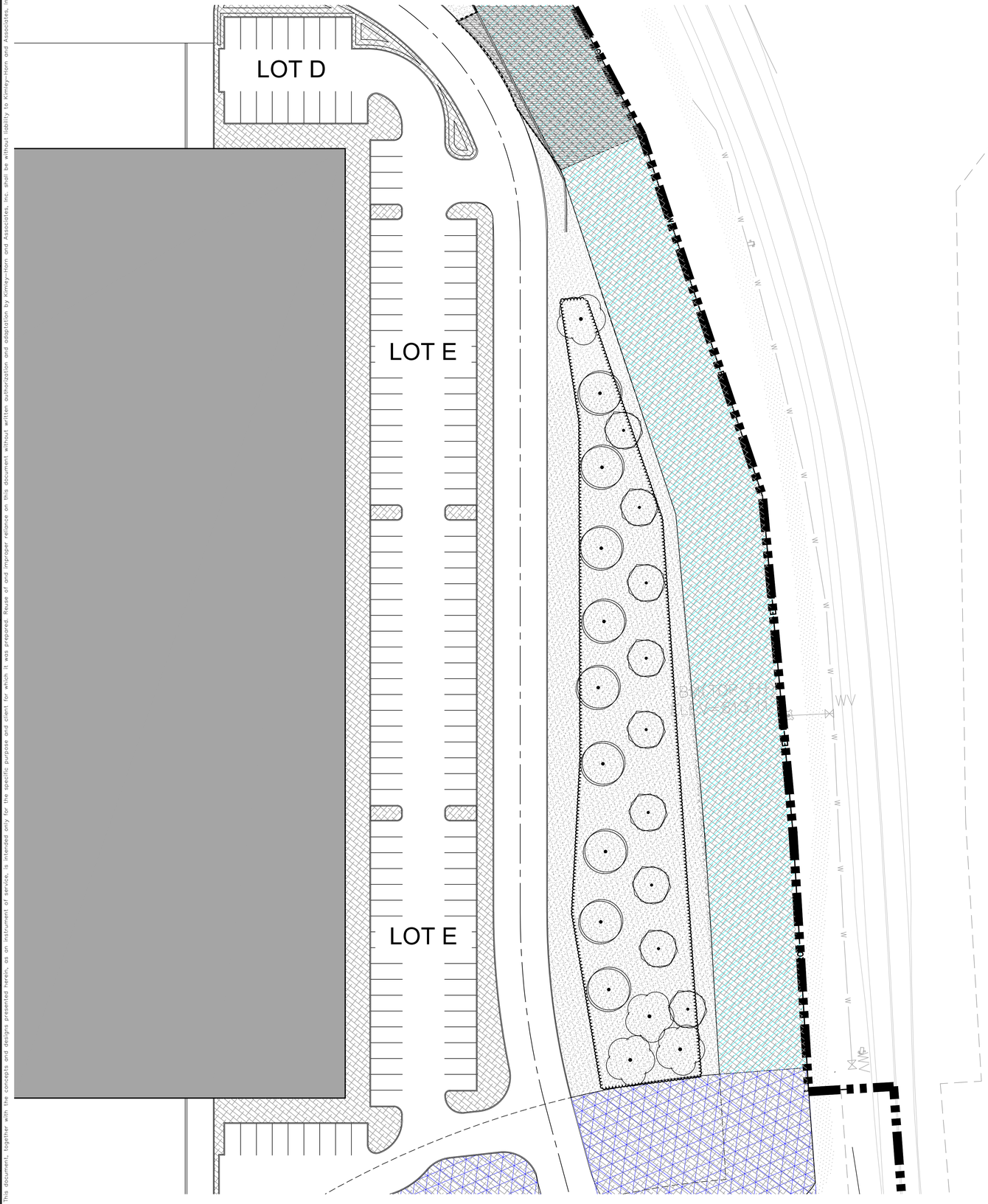

PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	9	RED MAPLE
	CO	9	COMMON HACKBERRY
	QS	4	SHUMARD OAK

TREE PRESERVATION (Section 7.4)		
	Required	**Provided**
Specimen Trees (215 total)	30% = 65 specimen trees preserved	45 (21%) trees preserved
Specimen Tree Mitigation	20 trees to be replanted Specimen tree caliber = 24". 504" to be replaced.	168 canopy trees at 3" caliber = 504"

SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

BUFFER TYPE LEGEND

- PROPERTY BUFFER (20')
  SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50')
  SEE DETAIL 2 SHEET C500
- STREET BUFFER (80')
  SEE DETAIL 3 SHEET C500
- MITIGATION AREA
  SEE LANDSCAPE PLANS

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
4	FOURTH RESUBMITTAL	09/10/21	ALW
3	THIRD RESUBMITTAL	05/13/21	ALW
2	SECOND RESUBMITTAL	05/13/21	ALW
1	FIRST RESUBMITTAL	05/13/21	ALW

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1748
09/10/21

KHA PROJECT	013766000
DATE	04/01/2021
SCALE	AS SHOWN
DESIGNED BY	MTA
DRAWN BY	GTF
CHECKED BY	RBD

TREE MITIGATION PLAN

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC
HUNTERSVILLE NORTH CAROLINA

SHEET NUMBER
C514

Plotted By:Watts Austin Sheet Set:BELTWAY 77 — CR Layout:C514 September 10, 2021 01:48:23pm K:\CHL_PRA\CCI\013766000 Huntersville — Beltway 77\02 — DWG\PlanSheets\01 CONDITIONAL REZONING\CSHD PRELIMINARY LANDSCAPE PLAN.dwg
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Bradley Priest

From: Stephen Trott
Sent: Thursday, September 2, 2021 11:12 AM
To: Wilson, Joe; Watts, Austin; Taylor, Wendy A; Tagliaferri, Anthony (atagliaferri@ncdot.gov)
Cc: Richard, Elizabeth; lwagner (lwagner@ncdot.gov); Bradley Priest
Subject: RE: 77 Beltway -Sealed TIA

Joe,

The TIA sealed 8/13/21 is acceptable to the Town. As recommended in the TIA, the following list of improvements will be recommended to the Town Board for this rezoning request:

US21 (Statesville Road) at Hambright Road
- Construct an exclusive eastbound right-turn lane on Hambright Road with 175 feet of storage

US21 (Statesville Road) at Alexandriana Road
- Construct an exclusive eastbound right-turn lane on Alexandriana Road maximizing storage without widening the bridge over I-77

Hambright Road at Mt Holly Huntersville Road
- Construct an exclusive eastbound left-turn lane on Hambright Road with 125 feet of storage
- Construct an extension of the existing eastbound right-turn lane on Hambright Road to have 200 feet of storage

Alexandriana Road at Site Access A
- Construct an exclusive eastbound left-turn lane with 100 feet of storage
- Construct an exclusive westbound right-turn lane with 100 feet of storage
- Construct Access A to have an exclusive left-turn lane with 275 feet of storage
- A 415 foot internal protected stem on Access A. A right-in/out access driveway may be permitted within the protected stem.

Hambright Road at Site Access B (right-in/out only, closest access to I-77)
- Construct a median along Hambright Road to restrict the access to right-in/out only
- A 100 foot internal protected stem on Access B

Hambright Road at Site Access C (full movement)
- Construct an exclusive westbound left-turn lane on Hambright Road with 125 feet of storage
- A 100 foot internal protected stem on Access C

The following improvements are not included in the TIA but are also recommended:

Hambright Road at Mt Holly Huntersville Road
- Construct an exclusive westbound left-turn lane on Hambright Road with 100 feet of storage

Hambright Road at Site Access C (full movement)
- Construct the Site Access C approach to include an exclusive right turn lane with 100 feet of storage

The list of improvements for the site is required to be added to the final site plan/rezoning plan.

Thank you.

Stephen Trott, PE
Director of Engineering
Town of Huntersville, NC
704-766-2017

From: Wilson, Joe <Joe.Wilson@kimley-horn.com>
Sent: Friday, August 13, 2021 4:45 PM
To: Watts, Austin <Austin.Watts@kimley-horn.com>; Stephen Trott <strott@huntersville.org>; Taylor, Wendy A <wataylor1@ncdot.gov>; Tagliaferri, Anthony (atagliaferri@ncdot.gov) <atagliaferri@ncdot.gov>
Cc: Richard, Elizabeth <Elizabeth.Richard@kimley-horn.com>; lwagner (lwagner@ncdot.gov) <lwagner@ncdot.gov>
Subject: 77 Beltway -Sealed TIA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Citrix Attachments

77 Beltway Industrial Site_Appendix.pdf	45.4 MB
77 Beltway Industrial Site_Synchro Files.zip	167.2 KB
77 Beltway Industrial Site_TIA.pdf	2.1 MB

Download Attachments

Joe Wilson uses Citrix Files to share documents securely.

All,
Please find attached the 77 Beltway TIA along with the appendix and Synchro files for your review and approval. Recall, this is the second TIA for the site as the access changed, creating different assignment and mitigation measures. We have a letter indicating the proposed CATs purchase of the NCDOC property and joint access provision. I will see that we get that to you shortly.

Please fin

Joe Wilson, P.E.
Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202
Direct: 704 954 7489 | Mobile: 980 253 6175| www.kimley-horn.com

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

Town of Huntersville
NORTH CAROLINA

Traffic Impact Analysis (TIA)
Application for Determination of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create fifty (50) or more peak hour vehicle trips or 500 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

Applicant: Strategic Capital Partners

Project Name: 77 Beltway Industrial

Location: West of I-77 between Alexandriana Road and Hambright Road

Project Description
(including square footage for each proposed land use):
1,061,440 SF of warehousing [LUC 150]

Applicant's Signature

1/11/21

Date

Please feel free to contact the Planning Department @ (704) 875-7000 if you have any questions.

For Office Use Only

Project File #: _____

Date Submitted 1/12/2020

Peak Hour/Daily Trips Anticipated 425 AM Peak / 425 PM Peak / 3208 Daily

TIA Required (Yes/No) Yes

Date of Determination: 1/13/2020

Determination made based on 1,062,000 sf of Industrial Park space (Land Use Code 130)

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Beltway 77 Project- Community Meeting Minutes

June 2, 2021, 6:30 PM

The community meeting for Beltway 77 Project was held on June 2, 2021, at 6:30 PM via Zoom.

The attached images were shared by representatives of the Applicant.

Community attendees: Sam James, Sheldon Rhyne, Jake, Commissioner Walsh and two unidentified persons.

Attendees for Applicant: Cindy Reid, Austin Watts, Rich Horn, Jim Tulley, Jackson Hendricks

Summary of community comments, questions, and answers:

1. Sam James, owner of Northlake Memorial Gardens, wants to meet on site so that he can better understand his property's access to the new street. He would like to have the new public street connection moved further south. Mr. Tulley said he would arrange to meet Mr. James on site and look into the street connection. He said that it may not be possible to move the connection due to wetlands constraints.

2. Mr. James also wanted to know about the buffer between the Memorial Gardens and the project site. Mr. Watts explained that there will be an 80' buffer along the new public street, with a few pinch points, and the property buffer between the Memorial Gardens site and the new road will be 20'. It is not required to be larger because the zoning on both

parcels is the same. However, Mr. Tulley said he will meet Mr. James on site and discuss what additional planting might help.

2. Mr. James also asked where this project is in the rezoning and construction process. Ms. Reid provided Mr. James with the next meeting dates and Mr. Tulley advised that if the rezoning is approved, construction will start in January or February of 2022, and take about a year to complete.

3. Sheldon Rhyne, who owns property on Hambright, asked about construction traffic. Mr. Tulley said that construction traffic will mostly go through Alexanderiana.

Ms. Reid provided her email if anyone has addition questions.

Strategic Capital Properties

Who to Notify (per §11.4.3 d):

1. Owner;
2. Owner of each abutting property;
3. Owner of each property within 250 feet of the petitioned property;
4. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property;
5. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of way boundary opposite the petitioned property;
6. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2000 feet of any portion of the rezoning site. If fewer than two registered associations are identified within 2000 feet of any portion of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2000 feet of the site, such that no fewer than two neighborhood, property owner, or homeowner associations are notified of the community meeting;
7. Senior Planner, Mayor, Board of Commissioners, Planning Board Members, Town Manager, Town Clerk, Project Manager.

Town Official Name and Address	**Email**	
Brad Priest, Planner Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	bpriest@huntersville.org	
John Aneralla, Mayor of Huntersville 15705 Framingham Lane Huntersville, NC 28078	janeralla@huntersville.org	
Melinda Bales, Commissioner 15426 Ranson Road Huntersville, NC 28078	mbales@huntersville.org	
Dan Boone, Commissioner 317 Southland Road Huntersville, NC 28078	dboone@huntersville.org	
Lance Munger, Commissioner 11708 Warfield Avenue Huntersville, NC 28078	lmunger@huntersville.org	
Brian Hines 15925 Bayshore Drive Huntersville, NC 28078	bhines@huntersville.org	
Stacy Phillips, Commissioner Town of Huntersville P.O. Box 664 Huntersville, NC 28078	sphillips@huntersville.org	
Nick Walsh 10320 Drake Hill Drive Huntersville, NC 28078	nwalsh@huntersville.org	
Anthony Roberts, Town Manager Town of Huntersville P.O. Box 664, Huntersville, NC 28070	aroberts@huntersville.org	
Jackie Huffman, Assistant Town Manager P.O. Box 664,	jhuffman@huntersville.org	

Huntersville, NC 28070		
Janet Pierson, Town Clerk P.O. Box 664, Huntersville, NC 28070	jpierson@huntersville.org	
Planning Board Members		
Stephen Swanick, Chairman 203 Mt. Holly-Huntersville Rd. Huntersville, NC 28078	stephen.swanick@gmail.com	
Jennifer Davis, Vice Chairman 7530 McIlwaine Road Huntersville, NC 28078	jenniferdavis078@gmail.com	
Derek Partee PO Box 664 Huntersville, NC 28070	dpartee755@gmail.com	
Catherine Graffy 15120 Pavilion Loop Drive Huntersville, NC 28078	cgraffy@outlook.com	
Frank Gammon 8012 Deerland Ct Huntersville, NC 28078	gammonf@roadrunner.com	
Scott Hensley 15133 Ewart Road Huntersville, NC 28078	hensleyscott1@gmail.com	
Greg Baber 12601 Cliffcreek Drive Huntersville, NC 28078	bogeybaber@gmail.com	
Jeff Sny 13945 Old Vermillion Drive Huntersville, NC 28078	jeffrey.sny@gmail.com	
Christopher Boyd PO Box 664 Huntersville, NC 28070	cbpack51@yahoo.com	

Properties petitioned for rezoning

Tax Parcel # 017-04-216
Joe Gaither
11201 Aleaxandriana Rd
Huntersville, NC 28078

Tax Parcel # 017-04-209
Patrick Menges
13307 Binnaway Rd
Huntersville, NC 28078

Tax Parcel # 017-04-207
George Alexander
Joyce Douglas
13011 Beatties Ford Rd
Huntersville, NC 28078

Tax Parcel # 017-04-210
Susan White
3116 Woodgreen Dr
Raleigh, NC 27607

Tax Parcel # 017-04-215
John Alexander
11250 Hambright Rd
Huntersville, NC 28078

Tax Parcel # 017-04-227
George and Joyce Alexander
113011 Beatties Ford Rd
Huntersville, NC 28078

11201 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 017-04-225
Cynthia Wisch
11307 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel #017-04-220
Cynthia Wisch
11313 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 01-704-226
Donovan & Carrie McGrady
11311 Alexandriana Rd
Huntersville, NC 28078

Tax Parcel # 01-704-228
Cynthia Wisch
11313 Alexandriana Rd
Huntersville, NC 28078

Adjacent Property Owner Listing

Owner of each abutting (touching) property & Owner of each property within 250'

Tax Parcel # 01-704-211
NC State Prison
PO Box 605
Huntersville, NC 28078

Tax Parcel #'017-04-221
Randy Strickland
11006 Mt Holly-Huntersville Rd
Huntersville, NC 28078

Tax Parcel #017-04-206
North Lake Memorial Gardens. LLC
PO BOX 3434
Huntersville, NC 28078

Tax Parcel # 01-721-108
VR Property Development, LLC
3101 Valentine Lane
Charlotte, NC 28270

Tax Parcel # 01-721-110
8611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 017-04-406
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 01-704-404
Jerry McKenzie
Martha Roberts
PO Box 2784
Huntersville, NC 28070

Tax Parcel # 01-704-403
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031

Tax Parcel # 017-04-409
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Tax Parcel # 017-04-402
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Tax Parcel # 017-21-110Aaron Cruz
11229 Hambright Rd
Huntersville, NC 28078

Tax Parcel # 01-721-109
Susan White
3116 Woodgreen Drive
Raleigh, NC 27607

Tax Parcel # 025-08-104
PPW Alexandriana, LLC
DEW Alexandriana, LLC
1341 E Morehead St, Suite 201
Charlotte, NC 28204

Tax Parcel # 017-04-407
Bi-Part Development, LLC
18611 Starcreek Dr
Cornelius, NC 28031
1

Tax Parcel # 017-04-401
RE CLT LLC C/O Troutman Sanders, LLP
11047 Leadbetter Rd
Ashland, VA 23005

Neighborhood associations, property owner associations, and homeowner associations registered with the Huntersville Planning Department within 2,000 feet.

Wedgewood North HOA
Walden Ridge HOA
Sent email notification to
Matt@mainstreetmanagers.com

Town of Huntersville
NORTH CAROLINA

CALL FOR PUBLIC HEARING

I, Anthony Roberts, Town Manager of the Town of Huntersville, North Carolina do hereby call a public hearing for Monday, July 19, 2021 at 6:00 p.m. on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.

This public hearing will be held in person at the Huntersville Recreation located at 11836 Verhoeff Drive, Huntersville, NC, 28078 and can be viewed via livestream at https://www.facebook.com/HuntersvilleNCTownGovernment.

The public is invited to attend and comment in person at the Huntersville Recreation Center.

Anthony Roberts, Town Manager

6/7/21
Date

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Charlotte Observer** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(202) 713-5613**.

Notice ID: CyHz9CWN21pUS9ifrg5W | **Proof Updated: Jun. 30, 2021 at 07:21am EDT**
Notice Name: July 19 | Publisher ID: IPL0030685

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Tracy Barron tbarron@huntersville.org	Town of Huntersville - Planning

Columns Wide: 1 **Ad Class:** Legals

07/06/2021: Other Public Notices Notice	69.70

Subtotal	$69.70
Tax %	0.00
Processing Fee	$6.97
Total	**$76.67**

NOTICE OF PUBLIC HEARING

The public is provided notice the Town of Huntersville will hold a public hearing at 6PM on Monday, July 19, 2021 on the below petitions. This public hearing will be held in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive Huntersville NC 28078. COVID-19 protocols will be in place for an in-person meeting, details regarding this will be available one week prior to the meeting, as published on the meeting agenda.

Petition #R21-03, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Rd., at Cabarrus County boundary to rezone from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000).

Petition #R21-04, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Rd. & Hagers Rd. intersection to rezone from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132).

Petition #R21-06, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of NC 73 & Davidson-Concord Rd. intersection to rezone from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 apts., 71 townhomes and 82 single-family homes (PINs 01107311, 01126101 & 01126113).

Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from CB to CB-CD to modify the buffer requirements for the proposed industrial development. The properties are located west of I-77 between Hambright Road and Alexandriana Road.

TA-21-05, a request by Metrolina Greenhouses, Inc. to amend Article 3.2.1, 3.2.2, 9.62, and 12 of the Huntersville Zoning Ordinance to allow dormitories associated with bona fide farms in the Rural and Transitional Residential zoning districts with a special use permit.

The public is invited to attend the hearing and comment on the proposed changes. Substantial changes may occur to the request based on comments. For further information please contact the Planning Dept. at 704-875-7000, or go to www.huntersville.org.

W000000000000

Published Tuesday, July 6, 2021

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by Carrie W. McGrady ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704226 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Carrie W. McGrady

Signature: Carrie McGrady
Printed Name: Carrie McGrady

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 31st day of March, 2021, by Joe W. Gaither ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704216 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Joe W. Gaither

Signature: John B. Gaither
Printed Name: John B. Gaither
Title: Estate of Joe W. Gaither, Sr. - Executor

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 31st day of March, 2021, by Patricia A. Menges ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Numbers Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704209 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Patricia A. Menges

Signature: Patricia A Menges

Printed Name: Patricia A Menges

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by George L. Alexander and Heidi Alexander("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704208 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

George L. Alexander

Signature: George L. Alexander
Printed Name: GEORGE L. ALEXANDER

OWNER:

Heidi Alexander

Signature: Heidi Alexander
Printed Name: Heidi Alexander

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of MARCH, 2021, by John McKnitt Alexander ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704215 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

John McKnitt Alexander

Signature: _____

Printed Name: _____

JOHN McKnitt ALEXANDER

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 30 day of March, 2021, by Susan Alexander White ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704210 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

Susan Alexander White

Signature: Susan Alexander White
Printed Name: Susan Alexander White

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29 day of MARCH, 2021, by Cynthia A. Wisch ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Numbers 010704225, 01704220, and 01704228 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

OWNER:

Cynthia A. Wisch

Signature: Cynthia A. Wisch
Printed Name: CYNTHIA A. WISCH
Title: OWNER

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of March, 2021, by George W. Alexander, Jr and Joyce Douglas Alexander ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Major Subdivision Sketch Plan (the "Application"), for Beltway-77 Project filed by Strategic Capital Partners, LLC ("Applicant") in connection with the property identified as Parcel Number 01704207 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Additional Owner, desire to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER:

George W. Alexander, Jr.

Signature: George Woodside Alexander, Jr.
Printed Name: George Woodside Alexander, Jr.

OWNER:

Joyce Douglas Alexander

Signature: Joyce Douglas Alexander
Printed Name: JOYCE DOUGLAS ALEXANDER

Town of Huntersville NORTH CAROLINA

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ☒ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☒ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 03/18/2021

Name of Project Beltway 77 Phase # (if subdivision) _____

Project Address NW Corner of I-77 and Alexanderiana

Parcel Identification Number(s) (PIN) ~~01704216, 01704225, 01704220, 01704226, 01704227, 01704228~~ 01704208, 01704209, 01704207, 01704210, 01704215

Current Zoning District CB Proposed District (for rezoning only) CB(CD)

Property Size (acres) 90.9 Street Frontage (feet) @ 4,600'

Current Land Use Vacant

Proposed Land Use(s) Industrial

Is the project within Huntersville's corporate limits?
Yes x No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

The applicant requests to submit for a conditional rezoning to reduce buffers and to apply for a major subdivision.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Strategic Capital Partners Phone 317-819-1888

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Printed Name: Richard Horn

Title CEO Email rhorn@strategiccapitalpartners.com

Address of Applicant 280 E. 96th Street, Suite 250, Indianapolis, IN 46240

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Strategic Capital Partners	same as above		
Development Firm	Name of Contact	Phone	Email
Kimley-Horn	Austin Watts, P.E.	704-319-5698	austin.watts@kimley-horn.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

IRVIN LAW GROUP

office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875

July 12, 2021

The Honorable Mayor and
Board of Commissioners of the Town of Huntersville
Mr. Jack Simoneau, Planning Director
Town of Huntersville
P.O. Box 64
101 Huntersville-Concord Road
Huntersville, NC 28070

RE: R21-08 Beltway 77 Industrial Park

Dear Mayor, Commissioners and Jack:

The purpose of this letter is to respectfully request a continuance of the public hearing for the above referenced matter, currently scheduled for July 19, 2021, to August 16, 2021. Applicant requests this continuance in order to review additional matters with Town Planning Staff.

We appreciate your consideration of this request.

Very truly yours,

Susan Keahey Irvin
for the Firm

cc: Richard Horn

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Lauren Speight, Planner II

Date: September 20, 2021

Subject: Petition #TA 21-06 - Detached Garages in Farmhouse Clusters

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EXPLAIN REQUEST:
Consider a decision on Petition# TA21-06, a text amendment request made by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow detached garages in the side yard of home lots in farmhouse clusters.

ACTION RECOMMENDED:
Consider Final Action

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-06 - Detached Garage FC - FA Staff Report _9 20 21_web

TA 21-06 – Detached Garages in Side Yard of Farmhouse Clusters

PART 1: DESCRIPTION

TA21-06 is a text amendment request made by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow detached garages in the side yard of home lots in farmhouse clusters.

PART 2: BACKGROUND

On January 19, 2021 Mr. Richardson contacted Town Planning Department Staff to inquire about regulations regarding detached garages and accessory structures. Mr. Richardson and Staff subsequently discussed size requirements for accessory structures and the permitted location for detached garages. According to current Zoning Ordinance regulations (Article 4: Detached House, Article 8.16) detached garages may be located only in the rear yard. Under current regulations farmhouse clusters must maintain a generally rural appearance from public road(s) and at least 50% of the tract shall be designated as open space. Also, current regulations of the Zoning Ordinance require tree preservation per Article 7.4 of the Zoning Ordinance. As a result of the appearance, open space, and tree preservation requirements, farmhouse clusters generally include significant vegetation such that detached garages in the side yard may be less visible from public street for lots in farmhouse clusters.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- LU-7.1: In lower intensity areas (including MD, RE, RC, CW) preservation of rural character and natural resources are prioritized. COMMENT: The proposed text amendment is an appropriate as farmhouse clusters have existing regulations that require a generally rural appearance from the public street. Where a farmhouse cluster does not include existing vegetation or opaque buffer from the public street, the installation of a buffer from the public street will be required before zoning approval is granted for a detached garage in the side yard of home lots in those farmhouse clusters.
- LU-9.2: Within lower intensity area including Moderate Density, Residential Edge, Rural Conservation, and Critical Watershed areas conservation design & farmhouse clusters are encouraged. COMMENT: The proposed text amendment further supports the scenic nature of roadways to be preserved. By allowing detached garages in the side yard of farmhouse clusters further grading and removal of existing natural vegetation and mature, native trees may be minimized.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. LU-7.1 and LU-9.2 indicate in lower intensity areas, such as the Rural and Transitional Residential zoning districts where farmhouse clusters are located, the preservation of rural character and farmhouse clusters are encouraged. Additionally, under current Zoning Ordinance regulations (Article 3.2.1, e and Article 3.2.2, e), farmhouse clusters must maintain a general rural appearance from public roads; allocate at least 50% of the tract as open space; and, allocate the minimum amount of tree save per the requirements for the zoning district. An example of the recently approved Asbury Chapel Farmhouse Cluster demonstrates the buffer requirements can be found in

Attachment 3. Farmhouse clusters are already required to include vegetative buffers, so locating a detached garage in the side yard would not diminish the rural aesthetic required for farmhouse clusters.

Please see the drafted text below and the proposed amendment ordinance included in the agenda packet. Removed language is struck out, new language is **bold underline**.

Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6)
6. No minimum lot size or width is required, so long as the project meets all other standards of the district. **Detached garages in farmhouse clusters shall be placed in the side or rear yard of home lots. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.**

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text June 3, 2021 and recommended approval.

PART 6: PUBLIC HEARING

The Public Hearing took place August 2, 2021.

Commissioner Hines inquired if the proposed text amendment would supersede the covenants and restrictions for farmhouse clusters. Staff responded the proposed text amendment would not supersede covenants and restrictions[1] of farmhouse clusters.

[1] Planning Department Staff enforce the requirements of the Zoning Ordinance. The homeowner's association for the farmhouse cluster or property owners within the farmhouse cluster may enforce covenants and restrictions for the farmhouse cluster.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting including this proposed text amendment took place August 24, 2021. The Planning Board recommended approval by unanimous vote.

PART 8: ATTACHMENTS AND ENCLOSURES

- Attachment 1 - Draft Language Ordinance
- Attachment 2 - Text Amendment Application
- Attachment 3 - Landscape Plan from Asbury Chapel Farmhouse Cluster

PART 9: STATEMENT OF CONSISTENCY – TA21-06

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU 7.1 and LU 9.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it allows home lots in farmhouse to minimize grading and maintain a generally rural appearance of the farmhouse cluster from the public street.	**APPROVAL:** F. Gammon made a Motion to Approve TA21-06 to amend Article 3.2.1 (e,6) and amend Article 3.2.2. (e,6) to allow detached garages in the side yard of home lots in farmhouse clusters. The recommendation for approval is based on the amendment being consistent with policies LU 7.1 and LU 9.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning ordinance because it allows home lots in farmhouse clusters to minimize grading and maintains a generally rural appearance of a farmhouse cluster from the public street view. J. Davis seconded the motion. The motion passed unanimously (9-0).	**APPROVAL:** In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
		DENIAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because….*(Explain)*

AN ORDINANCE TO AMEND ARTICLES 3.2.1 (e, 6) and Article 3.2.2 (e, 6) OF THE ZONING ORDINANCE TO ALLOW DETACHED GARAGES IN THE SIDE YARD OF HOME LOTS IN FARMHOUSE CLUSTERS

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Articles 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the **Zoning Ordinance** be hereby amended as follows:

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. **Detached garages in farmhouse clusters shall be placed in the side or rear yard of home lots. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.**

Section 2. That this ordinance shall become effective immediately.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: June 3, 2021 – Recommended Approval
PUBLIC HEARING DATE: August 2, 2021
PLANNING BOARD MEETING: August 24, 2021
TOWN BOARD DECISION: September 20, 2021

Text Amendment
Application

Date of Application May 25, 2021

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

_____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

__✔__ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 3.2.1 (e, 6) & 3.2.2 (e, 6) Section(s): _____

Current Ordinance

6. No minimum lot size or width is required, so long as the project meets all other standards of the district.

Proposed Text

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. **Lots in farmhouse clusters are exempt from the requirements for the placement of detached residential garages in Article 4: Detached House and Article 8.16. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.**

Reason for Proposed Change

Farmhouse clusters are designed to keep a more rural appearance in other requirements. Limiting the placement of such detached structures seems to go against this purpose.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Jason Richardson

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☑Other: Property Owner

Signature _____ Date May 25, 2021

Title _____ Email cccoltsicehockey@gmail.om

Address of Applicant 14120 Lea Point Ct Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

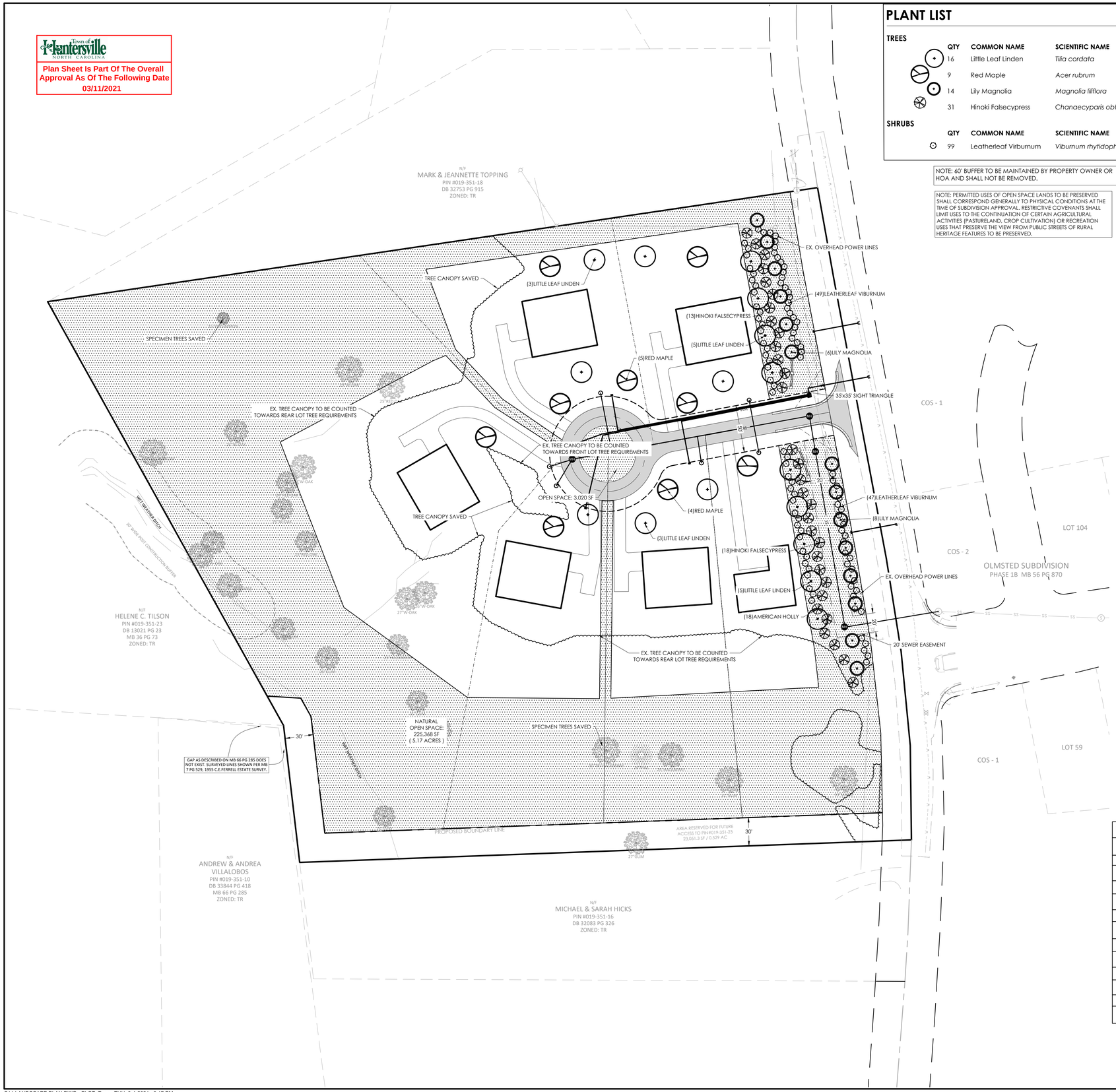
Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: _____

Staff Initials: _____

Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 03/11/2021



PLANT LIST

TREES

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
16	Little Leaf Linden	*Tilia cordata*	2" cal.	8'	B&B
9	Red Maple	*Acer rubrum*	2" cal.	8'	B&B
14	Lily Magnolia	*Magnolia liliflora*	2" cal.	8'	B&B
31	Hinoki Falsecypress	*Chanaecyparis obtusa 'Filicoides'*	2" cal.	8'	B&B

SHRUBS

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
99	Leatherleaf Virburnum	*Viburnum rhytidophyllum*	3 gal.	36"	Cont.

NOTE: 60' BUFFER TO BE MAINTAINED BY PROPERTY OWNER OR HOA AND SHALL NOT BE REMOVED.

NOTE: PERMITTED USES OF OPEN SPACE LANDS TO BE PRESERVED SHALL CORRESPOND GENERALLY TO PHYSICAL CONDITIONS AT THE TIME OF SUBDIVISION APPROVAL. RESTRICTIVE COVENANTS SHALL LIMIT USES TO THE CONTINUATION OF CERTAIN AGRICULTURAL ACTIVITIES (PASTURELAND, CROP CULTIVATION) OR RECREATION USES THAT PRESERVE THE VIEW FROM PUBLIC STREETS OF RURAL HERITAGE FEATURES TO BE PRESERVED.

TREE PROTECTION NOTES:

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS. CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED,
F. LIMIT CUT AND FILLS TO ½ TO ½ THE AREA WITHIN THE DRIPLINE.
G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
I. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL II FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

1.1 PLANTING SOIL MIX

A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

1. WEIGHT OF LIME PER 1000 SQ. FT
2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.

SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

INSTALLATION GUARANTEE REQUIRED

1. A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED

1. DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

RESIDENTIAL LOT TREE TABLE

- 3 FRONT AND 3 REAR YARD TREES REQUIRED FOR LOTS GREATER THAN 20,000 SF

LOT 1 TREES REQUIRED	3 FRONT YARD, 3 REAR YARD
LOT 1 TREES PROVIDED	3 FRONT YARD, 2 REAR YARD WITH BUFFER TREES.
LOT 2 TREES REQUIRED	3 FRONT YARD, 3 REAR YARD
LOT 2 TREES PROVIDED	3 FRONT YARD, 2 REAR YARD WITH EXISTING TREES
LOT 3 TREES REQUIRED	3 FRONT YARD, 3 REAR YARD
LOT 3 TREES PROVIDED	1 FRONT YARD WITH EXISTING TREES, ALL EXISTING TREES IN REAR YARD
LOT 4 TREES REQUIRED	3 FRONT YARD, 3 REAR YARD
LOT 4 TREES PROVIDED	2 FRONT YARD WITH EXISTING TREES, ALL EXISTING TREES IN REAR YARD
LOT 5 TREES REQUIRED	3 FRONT YARD, 3 REAR YARD
LOT 5 TREES PROVIDED	3 FRONT YARD, ALL EXISTING TREES IN REAR YARD
LOT 6 TREES REQUIRED	3 FRONT YARD, 3 REAR YARD
LOT 6 TREES PROVIDED	1 FRONT YARD WITH BUFFER TREES, ALL EXISTING TREES IN REAR YARD

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SIZE DETERMINATION:
   SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
   SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
8. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
9. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
10. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
11. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.
12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST, IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREFERRED, MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL), 8' MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LIMED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p:.704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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N
W E
S
NORTH ARROW
0 25 50 100
GRAPHIC SCALE 1"=50 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1007 CHRISTOPHER A. HENSON SEAL 10-04-2021

ASBURY CHAPEL FARMHOUSE CLUSTER

Parcel ID# 01935117 11901 Asbury Chapel Road
Huntersville, NC 28078

LANDSCAPE PLAN

REVISIONS:

REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.
REV3 - 01/07/2021 NCDOT COMM.

C11 LANDSCAPE PLAN.DWG
PROJECT NUMBER: 220047
DATE: 10/14/2020 DRAWN BY: TSF
SHEET C11 OF 18

Town of Huntersville
Planning Board
September 20, 2021

To: Town Board

From: Jack Simoneau

Date: September 20, 2021

Subject: TA 21-09, Strategic Capital Partners

EXPLAIN REQUEST:
Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district.

ACTION RECOMMENDED:
Consider decision

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-09 Staff TB Action Report
2. Text Amendment Application.02
3. Text Amendment Application Attachment
4. Ordinance

TA 21-09 – Strategic Capital Partners SWIM Buffer Amendment

PART 1: DESCRIPTION

TA21-09 is a text amendment request made by Strategic Capital Partners allowing small SWIM Buffers (intermittent streams and perennial streams draining under 50 acres) to be impacted in the Corporate Business district with a conditional district rezoning subject to mitigation.

PART 2: BACKGROUND

Under current standards, the only way to impact SWIM Buffers is by being one of the eight exceptions listed in Section 8.25.10 **OR** by variance in accordance with Section 11.3 and implementing one of the nine mitigation options listed in Section 8.25.11(b).

The applicant is requesting an additional option to impact small SWIM Buffers (intermittent streams & perennial streams draining less than 50 acres) through a conditional district rezoning. The applicant's reason for the amendment and proposed language can be found in Attachment 2. The applicant proposed allowing impacts permitted by the Army Corps of Engineers (ACE) provided mitigation allowed by the ACE occurs within the corporate limits of the Town of Huntersville.

Huntersville Planning Department supports a text amendment providing an additional option to impact small SWIM Buffers through conditional rezoning because it is difficult for large footprint flex space buildings to design around them. Planning staff proposed alternative amendment language (Attachment 3) that provides for mitigating impacts using one of the nine options listed in Section 8.25.11(b). THE APPLICANT INDICATED THEY CAN SUPPORT THE STAFF'S PROPOSED LANGUAGE.

Staff also supports amending Section 11.25.11(b)(5) clarifying the mitigation option for bottom land hardwood preservation shall not include minimum tree preservation otherwise required by these regulations (i.e. required buffers, required tree preservation of Section 7.4) but shall include any bottom land hardwood preserved beyond the minimums established.

Rusty Rozzelle, Water Quality Program Manager from Charlotte-Mecklenburg Storm Water Services indicated he had no problems with the proposed amendment and the change will not affect Huntersville's Phase 2 Storm Water Permit.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

Comment: Proposed amendment provides flexibility in the employment center where development options are limited for large footprint flex space buildings. Conditional zoning process and mitigation per Section 8.25(11)(b) allows town to consider impact on SWIM buffer on the merits of each case.

Policy EV-1: Support a balanced economy through job growth in target industry sectors.

EV 1.4: Review development standards to support business growth.

• Support efforts to improve efficiency and responsiveness of the development review process for development proposals. Regularly review the market to ensure that standards are in line with current demand.
Comment: Staff finds providing another option for minor SWIM buffer impacts through conditional zoning in the CB district reflects a proper balance of environmental protection and economic development.

Policy EOS-1: Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
Comment: While the amendment allows impacts to intermittent streams and perennial streams draining under 50 acres, mitigation per Section 8.25.11(b) would be required.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of alternative text amendment language (Attachment 3).

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) recommended approval of the proposed text amendment 8-1 on August 5, 2021.

PART 6: PUBLIC HEARING

August 16, 2021. No one other than staff spoke at the public hearing.

PART 7: PLANNING BOARD RECOMMENDATION

On August 24, 2021 S. Hensley made a Motion to Approve TA21-09 based on consistency with LU8, EV1 and EOS1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amendment allows greater flexibility and an additional option to impact SWIM buffers subject to a conditional rezoning and mitigation. C. Boyd seconded the motion. The motion passed (8-1) with F. Gammon opposed.

PART 8: ATTACHMENTS

1. Applicant's Text Amendment Application
2. Applicant's Text Amendment Language
3. Staff's Alternate Text Amendment Language

PART 9: STATEMENT OF CONSISTENCY – TA21-09

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-09, Planning Staff recommends approval based on consistency with LU-8, EV-1 and EOS-1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment allows an additional option to impact SWIM buffers subject to a conditional rezoning and mitigation.	**APPROVAL:** In considering the proposed amendment TA21-09, Planning Board recommends approval based on consistency with LU8, EV1 and EOS1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amendment allows greater flexibility and an additional option to impact SWIM buffers subject to a conditional rezoning and mitigation.	**APPROVAL:** In considering the proposed amendment TA21-09, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
		DENIAL: In considering the proposed amendment TA20-09, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*

Text Amendment
Application

Date of Application July 14, 2021

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

_____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

__X__ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 8 Section(s): 8.25, 9, 10, 11

Current Ordinance

See Attached

Proposed Text

See Attached

Reason for Proposed Change

See Attached

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Richard Horn

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date 7-14-21

Title CEO Email rhorn@strategiccapitalpartners.com

Address of Applicant 280 E. 96th Street Suite 250 Indianapolis, IN 46240

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: _____

Staff Initials: _____

8.25 ATTACHMENT TO TEXT AMENDMENT

ORDINANCE: Huntersville Zoning Ordinance

Sections:

Section 8.25.9 Buffer Delineation

Section 8.25.10 Buffer Impacts Permitted Under Section 8.25, S.W.I.M.

Section 8.25.11 Appeals and Variances

Party Proposing the Amendment: Strategic Capital Partners

Reason for Requested Change:

1. The proposed amendment is consistent with the Purposes of the Huntersville Zoning Ordinance (the "Ordinance") as set forth in Article 1.2 which states that the purpose of the zoning regulations is to encourage the most appropriate use of land throughout the corporate area in accordance with the Huntersville Community Plan and other adopted long range plans for the Town of Huntersville.

2. The proposed amendment is consistent with the Vision Statement, 2040 Town of Huntersville Community Plan, by, among other things, helping to provide meaningful economic development, balance the tax base, attract target industries, and provide more opportunities for people to work in Huntersville due to expansion of the industrial and commercial base.

3. The proposed amendment is consistent with the Policy Recommendations, 2040 Town of Huntersville Community Plan, by facilitating industrial and commercial growth in areas that are suitable for business and industrial development.

4. The proposed amendment is consistent with the Policy Recommendations, 2040 Town of Huntersville Community Plan, because the amendment improves a development standard that supports business growth.

5. The proposed amendment does not allow modification of S.W.I.M. Stream Buffers delineated by Mecklenburg County through its geographic information system ("GIS"), but only allows modification of intermittent streams, and perennial tributaries which drain less than 50 acres, that may be shown on an independent environmental study prepared by the applicant. This allows for industrial and commercial buildings to be built in areas preserved for industrial and commercial businesses without being required to reduce the size of the building, or not build at all, due to an intermittent or perennial tributary. Intermittent streams are those tributaries that hold water only intermittently, such as part of a year, or seasonally, during normal precipitation. They are often dry streams. Perennial tributaries hold naturally occurring surface water year- round. The proposed text amendment only allows modification for smaller, perennial tributaries that drain less than 50 acres, and that are not shown on Mecklenburg County GIS.

Proposed Changes to the Ordinance:

In order to accomplish this purpose, the Applicant proposes the following changes to the Ordinance:

1. Amend Section 8.25.9 Buffer Delineation, by adding the underlined section to .9 a):

a) Buffer boundaries including all buffer zones must be clearly delineated on all site-specific plans for Board of Commissioner approval, on all construction plans, including grading and clearing plans, erosion and sediment control plans, and site plans.

- As part of an approved conditional zoning, the Board of Commissioners may approve a modification of a stream buffer delineation as to:

(i)intermittent streams that are shown in an environmental study prepared by the applicant,
(ii) perennial streams that are not shown on Mecklenburg County GIS, drain less than 50 acres and that are shown in an environmental study prepared by the applicant

2. Amend Section 8.25.10 Buffer Impacts Permitted under Section 8.25, S.W.I.M., by adding the underlined section to .10:

The following buffer impacts are permitted, but design and construction shall comply with the specifications provided in the Charlotte-Mecklenburg Buffer Implementation Guidelines for stabilization of disturbed areas to minimize negative effects on the quality of surface waters.

- Near perpendicular (75° or greater) road crossings for connectivity or transportation links where the Town of Huntersville has granted site plan approval.
- Near perpendicular (75° or greater) utility crossings as approved by Charlotte-Mecklenburg Utilities.
- Parallel water and sewer utility installation as approved by Charlotte-Mecklenburg Utilities, where a logical and appropriate basis for the impact is demonstrated, where disturbance of the Stream Side Zone is minimized to the maximum extent practicable, and where guidelines for restoring vegetation within buffers disturbed as a result of parallel utility installation are met. These guidelines are specified in the Charlotte-Mecklenburg Buffer Implementation Guidelines.
- Public paths and trails parallel to the creek outside the Stream side Zone and near perpendicular stream crossings in any zone. Pathways must use existing and proposed utility alignments or previously cleared areas and minimize tree cutting to the maximum extent practicable. To the extent possible, pathways shall preserve existing drainage patterns and avoid drainage structures that concentrate stormwater.
- Incidental drainage improvements/repairs for maintenance.
- Individual pedestrian paths connecting homeowners to the stream in the form of narrow, pervious footpaths with minimal tree disturbance.
- New domesticated animal trails (farming) where existing trails are lost as a result of action beyond the farmer's control. Stream crossings should be constructed to minimize impacts to the Stream Side Zone and be maintained with fencing perpendicular to and through the buffer to direct animal movement.
- Mitigation approved by a state or federal agency acting pursuant to Sections 401 or 404 of the federal Clean Water Act.
- In the Corporate Business Zoning District, impacts permitted through the U.S. Army Corps of Engineers and/or the State Department of Environmental Quality under Sections 404 and/or 401 of the Clean Water Act (the "Clean Water Act"), so long as such impacts are mitigated in accordance with the Clean Water Act and the mitigation proposed for the site is limited to mitigation within the corporate limits of the Town of Huntersville or a payment in lieu of mitigation as permitted by the Ordinance.

3. Amend Section 8.25.11 of the Ordinance Appeals and Variances by adding the following underlined sentence to .11 b)(5):

b) Special Variance Provisions/Mitigation Techniques.

(5) Bottom Land Hardwood Preservation. On a 2:1 acreage basis for impacted stream and buffer area (2 acres of bottomland hardwood for each acre of disturbed area), the owner may provide a combination of the preservation of existing bottom land hardwood forest or other specifically approved natural heritage area by conservation easement or other legal instrument and the implementation of structural or non-structural BMPs to achieve specific pollutant removal targets within the impacted area. Bottom Land Hardwood Preservation may also include tree preservation areas that are required in Section 7.4 if approved by the Town Board as part of the conditional zoning, or Bottom Land Hardwood Preservation may include tree preservation areas that exceed the tree preservation requirements in Section 7.4.

Attachment 3: AN ORDINANCE TO AMEND ARTICLE 8.25 SW.I.M. (Surface Water Improvement and Management) Stream Buffers and 8.17 Water Quality

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.25.10: of the **Zoning Ordinance** is hereby amended by adding the following bullet:

- **In the Corporate Business Zoning District as part of an approved conditional zoning, the Board of Commissioners may approve a modification to an intermittent stream buffer and perennial stream buffer draining under 50 acres without a variance subject to implementing one of the nine mitigation techniques in Subsection 11(b) below.**

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.25.11(b)(5): of the **Zoning Ordinance** is hereby amended by adding the following:

(5) Bottom Land Hardwood Preservation. On a 2:1 acreage basis for impacted stream and buffer area (2 acres of bottomland hardwood for each acre of disturbed area), the owner may provide a combination of the preservation of existing bottom land hardwood forest or other specifically approved natural heritage area by conservation easement or other legal instrument, and the implementation of structural or non-structural BMPs to achieve specific pollutant removal targets within the impacted area. Plan to be approved by Mecklenburg County Land Use and Environmental Services Agency. **Bottom land hardwood preservation shall not include minimum tree preservation otherwise required by these regulations (i.e. required buffers, required tree preservation of Section 7.4) but shall include any bottom land hardwood preserved beyond the minimums established.**

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.17.12(b)(1)(b): of the **Zoning Ordinance** is hereby amended by adding the following:

(b) Based on a Variance issued pursuant to Section 11.3 of this ordinance, unnecessary hardships would result from the strict application of this requirement **or as provided in Section 8.25.10**.

Section 4. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: August 5, 2021 (Approval 8-1)
PUBLIC HEARING DATE: 8-16-2021
PLANNING BOARD MEETING: 8-24-2021
TOWN BOARD DECISION: 9-20-2021

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Brad Priest, Principal Planner

Date: September 20, 2021

Subject: Petition #TA21-10 - CB, SP, CI Buffer Text Amendment

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EXPLAIN REQUEST:
Petition #TA21-10 is an application by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow flexibility for CB/SP/CI buffers along public streets and rights of way. *(Brad Priest)*

ACTION RECOMMENDED:
Consider taking final action on Petition #TA21-10.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-10 - CB Buffer Flexibility - FA Staff Report - 9 20 21
2. Draft Ordinance - 9 20 21
3. TA21-10 Text Amendment Application

TA 21-10 – Corporate Business/Special Purpose/Campus Institutional Buffer Flexibility

PART 1: DESCRIPTION

TA21-10 is a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way.

PART 2: BACKGROUND

On December 21, 2020 the Town Board approved the Huntersville 2040 Community Plan. Land Use Policy (LU) 7.1 of the adopted plan includes the recommendation to provide flexibility from form-based design principles in defined Employment Centers under certain situations (see part 3 below). In addition, staff has observed the recent pattern of large commercial buildings being proposed in the Corporate Business (CB) zoning district. These large commercial buildings have had a difficult time fitting their proposed uses on the subject site with full 80 foot buffers along the public street. Staff has thus processed several conditional rezoning applications simply for the purpose of allowing the Town Board to modify the buffer width requirements of the ordinance. In response to the Huntersville 2040 Plan recommendation and the trend of large commercial applications requiring a rezoning to fit into their site, staff has proposed a text amendment that would allow a reduction of buffer width along the street based on the uses proposed near the street and the visibility of those uses from the street. The amendment would read as follows: New language in **bold underline**.

Footnote 2: The CB, CI, and SP buffer is not required if the subject property is abutting a property zoned CB, CI, or SP. Further, a full eighty (80) foot buffer may be ~~reduced~~ **removed** along street frontages where **the** building **proposed addresses the public street with architecture and design consistent with the building type requirements of Article 4.** ~~scale, frontage relationship, and location of accessory uses ensure design compatibility off-site~~ **The 80 foot buffer may be *reduced* to the width below along street frontages when the following conditions are met:**

- **40 foot buffer**
  - **Along any thoroughfare where only passenger vehicle parking is located between the building and the street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Along interior streets of existing or proposed business parks where loading, storage, truck docks, or utility areas are located between the building and the street.**
- **20 foot buffer**
  - **Along interior streets of established or proposed business parks where only passenger vehicle parking is located in between the building and street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Any building that meets the architectural standards of Article 4 but whose building is moved further from the street than the required build to line.**
- **Reduced street buffer widths may be disturbed and replanted so long as a complete visual opaque buffer is established at planting maturity between the building and street.**

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- LU7.1: In defined Employment Centers, some flexibility in the form-based design principles is allowed, including:
    - Expanded options for frontages including buildings fronting the street or buffered from major or minor thoroughfares.
    - Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates.
    - STAFF COMMENT: The proposed text would allow buffer flexibility along the proposed street frontage if the proposed building did not meet the form-based design requirements of Article 4. The text would allow buffer width reduction based on the type of street fronted upon and the use along the street proposed. High visibility thoroughfares and unaesthetic uses along the street keep a greater buffer requirement, while internal business park streets have minimal buffers.
- EV-2: Encourage existing economic assets and entrepreneurial business development.
    - STAFF COMMENT: Staff has observed that the commercial market has turned to a high concentration of large building distribution/warehouse type development. These larger buildings have consistently faced challenges meeting the street frontage buffer requirement as they rarely meet the architectural requirements of Article 4. Amending the ordinance will make better use of existing economic development zoning (CB) and make it more conducive for current commercial development trends.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. Please see the drafted text above and the proposed amendment ordinance included in the agenda packet.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text on August 5th, 2021. After discussion, the HOAB unanimously recommended approval of the text as proposed by staff.

PART 6: PUBLIC HEARING

The Public Hearing for the application was held on August 16th, 2021. No one from the public spoke for or against the application. After staff presentation and brief discussion, the public hearing was closed.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board reviewed the text amendment at their August 24th, 2021 regular meeting. After discussion, D. Partee made a Motion to Approve TA21-10 to amend Article 7.5.3 to add flexibility to the CB/CI/SP buffer, the Planning Board recommends approval based on the amendment being consistent with the 2040 Plan policy LU7.1 AND EV2. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment would allow economic development site design flexibility, while preserving the aesthetics of the public street and pedestrian realm. C. Graffy seconded the motion. The motion passed unanimously (9-0).

PART 8: ATTACHMENTS AND ENCLOSURES

- Draft Language Ordinance
- Text Amendment Application

PART 9: STATEMENT OF CONSISTENCY – TA21-10

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU 7.1 and EV-2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment would allow economic development site design flexibility, while preserving the aesthetics of the public street and pedestrian realm.	**APPROVAL:** D. Partee made a Motion to Approve TA21-10 to amend Article 7.5.3 to add flexibility to the CB/CI/SP buffer, the Planning Board recommends approval based on the amendment being consistent with the 2040 Plan policy LU7.1 AND EV2. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment would allow economic development site design flexibility, while preserving the aesthetics of the public street and pedestrian realm. C. Graffy seconded the motion.	**APPROVAL:** In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
DENIAL: N/A	**DENIAL:** N/A	**DENIAL:** In considering the proposed amendment TA21-10, to amend Article 7.5.3 to add flexibility to the CB/SP/CI buffer, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because….*(Explain)*

AN ORDINANCE TO AMEND ARTICLE 7.5.3 OF THE ZONING ORDINANCE TO MODIFY THE CB/SP/CI 80 FOOT BUFFER ALONG STREET FRONTAGES

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 7.5.3 footnote [2] of the **Zoning Ordinance** is hereby amended as follows:

2The CB, CI, and SP buffer is not required if the subject property is abutting a property zoned CB, CI, or SP. Further, a full eighty (80) foot buffer may be ~~reduced~~ **removed** along street frontages where **the** building **proposed addresses the public street with architecture and design consistent with the building type requirements of Article 4.** ~~scale, frontage relationship, and location of accessory uses ensure design compatibility off-site~~ **The 80 foot buffer may be *reduced* to the width below along street frontages when the following conditions are met:**

- **40 foot buffer**
  - **Along any thoroughfare where only passenger vehicle parking is located between the building and the street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Along interior streets of existing or proposed business parks where loading, storage, truck dock, or utility areas are located between the building and the street.**
- **20 foot buffer**
  - **Along interior streets of established or proposed business parks where only passenger vehicle parking is located in between the building and street, and/or the architecture of the building does not meet the building type requirements of Article 4.**
  - **Any building that meets the architectural standards of Article 4 but whose building is moved further from the street than the required build to line.**
- **Reduced street buffer widths may be disturbed and replanted so long as a complete visual opaque buffer is established at planting maturity between the building and street.**

Section 2. That this ordinance shall become effective September 20, 2021.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: August 5, 2021 – Recommended unanimous approval.
PUBLIC HEARING DATE: August 16, 2021
PLANNING BOARD MEETING: August 24, 2021 – Recommended unanimous approval.
TOWN BOARD DECISION: September 20, 2021

Text Amendment
Application

Date of Application _____7/1/21_____

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

_____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

____X_ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): _____Zoning Ordinance__ Article(s): _7.5.3_____ Section(s): _____

Current Ordinance

See attached draft ordinance.

Proposed Text

See attached draft ordinance.

Reason for Proposed Change

Add flexibility to buffer requirements along the street based on the use and architecture of the building facing the street.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name_____Huntersville Planning Department (Brad Priest)_____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____*Bradley D. Priest*_____Date_____7/1/21_____

Title_____Principal Planner_____ Email__bpriest@huntersville.org_____

Address of Applicant _____

Property Owner (if different than applicant)

* Printed Name_____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____Date_____

Title_____ Email_____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: ___7/1/21_____

Staff Initials: _____BP_____

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Brian Richards, Assistant Director

Date: September 20, 2021

Subject: Ranson Road Subdivision Sketch Plan.

EXPLAIN REQUEST:
QUASI-JUDICIAL. Conduct quasi-judicial hearing on Ranson Road Subdivision Sketch Plan, a request by Blue Heel Development to subdivide +/- 12.42 acres of land located on Ranson Road to create a 36-lot single-family subdivision (Parcel IDs: 00932106, 00932109, and a portion of 00908129).

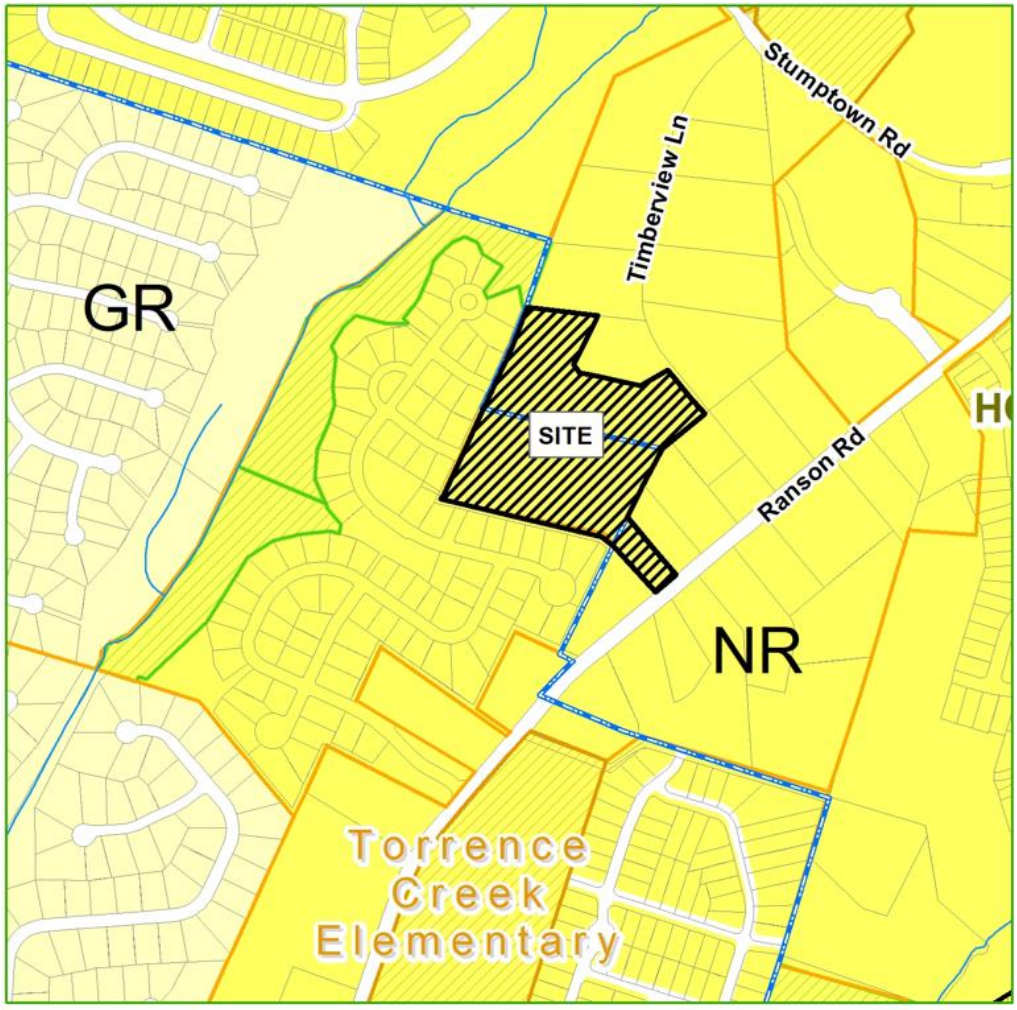
ACTION RECOMMENDED:
Conduct quasi-judicial hearing

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. BlueHeel Ranson Staff Report (TB) 092021
2. Attachment A - Application
3. Attachment B - Proposed Ranson Rd Sketch V2
4. Attachment C - Ranson Neighborhood Meeting
5. Attachment D -Charlotte_Water_WTSLetter
6. Attachment E - CMS Student Report

Ranson Road Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Blue Heel Development

Property Owner(s): Chris Ferrell, Susan Kinzler.

Property Address: 15013 Ranson Road.

Project Size: (+/-) 12.42 acres

Parcel Number(s): 00932106, 00932109, & a portion of 00908129

Current Zoning: Neighborhood Residential (NR).

Current Land Use: Single-family home

Proposed Land Use:
36 single-family homes (2.9 DUA)

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 12.42-acres of land located on Ranson Road (shown as "site" above) into 36 single-family lots.
2. Adjoining Zoning and Land Uses:
   North: Neighborhood Residential (NR) – Single Family homes Timberview Neighborhood & Villages of Mecklenburg Assisted Living Facility
   South: Neighborhood Residential (NR) – Single-family homes Cobblestone Manor Subdivision
   East: Neighborhood Residential (NR) – Single-family homes
   West: Neighborhood Residential (NR) – Single-family homes Cobblestone Manor
3. A neighborhood meeting was held on March 18, 2021. The complete meeting summary is provided in Attachment C.
4. The proposed subdivision has 36 single-family homes, with two lots sizes proposed 51'x110' (32 lots) and 85'x140' (4 lots).
5. There are 80 specimen trees on the site. In the NR zoning district, 10 percent (8 trees) of the specimen trees are required to be saved and the developer proposes to save 19 specimen trees (21.2%). There are no known

heritage trees on the site. Approximately 8.27 acres (66.5%) of the site is covered by tree canopy and the developer proposes to save 1.24-acres (10%) of the canopy (10% required in NR).

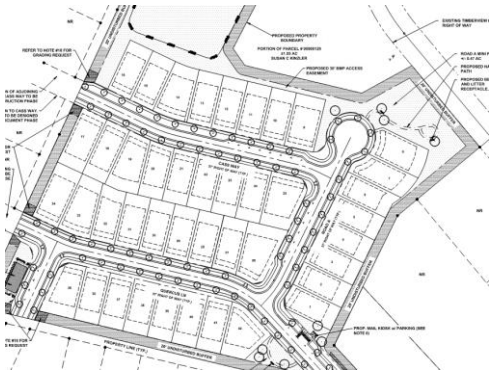
6. The subdivision will be developed in one phase.
7. A water quality concept plan is being reviewed by the Town but has not been approved as of the date of this report.
8. A "Willingness to Serve" letter was provided by Charlotte Water (Attachment E).
9. Required Urban Open Space is provided via three spaces – a Square (6,391 SF), a Plaza (4,562 SF), and a Green (4,435 SF). Additionally, there will be 1.6 Acres of Common Open Space.
10. A 20' undisturbed residential buffer is being maintained around the project boundary.
11. The applicant is requesting the following modifications to Ordinance Requirements:
    - Block Length: The applicant is requesting a block length modification per Article 5.2 which states major residential subdivision blocks are not to exceed 800 linear feet. This Article also allows the Town Board to authorize greater block lengths where a longer block will reduce the number of railroad grade crossings, major stream crossings; or, where longer blocks will result in an arrangement of street connections, lots and public space more consistent with Article 5 and Article 7.

      Block Length for Cask Way (highlighted on image to the left) is 1,043 feet.

      Staff supports this modification request as the road design allows for additional open space on the eastside of the development and creates a better transition to the Timberview neighborhood.

Revised Design:

Original Design:



PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

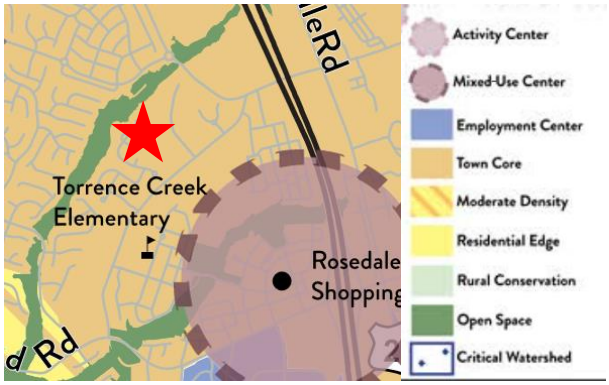
Traffic Impact Analysis (TIA)

A TIA was not required for the development as the trip generation projected was below the Town's thresholds for requiring study.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the "general requirements and policies to be used in the design, review, and approval" of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board's consideration of the Ranson Road Subdivision Sketch Plan.

1. **Consistency with adopted public plans and policies.**



Town Core

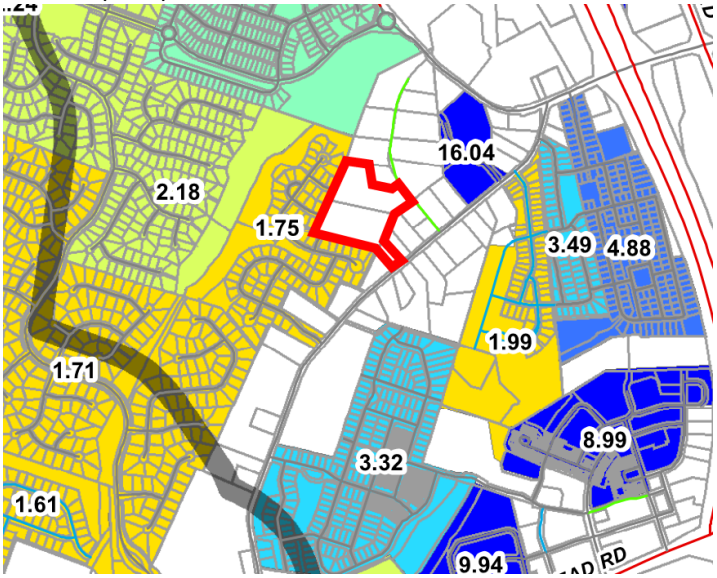
The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

The following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Trails End Subdivision lies completely within the "Town Core" Future Land Use Character Area of the 2040 Community Plan.

- **Policy LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.**
- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.**
  Comment: Street trees are provided along all new streets and a supplemental planting will occur in buffer areas.
- **EOS 5.3**: Encourage Low Impact Development (LID)
- **Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.
- **Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.
- **Policy T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network and supporting enhanced pedestrian connections.**
  Comment: The applicant is installing a bike lane along Ranson Road.

2. Conformity.
The developer is proposing a 20' buffer on the perimeter of the development. Open space will be provided near the Timberview neighborhood. The proposed development is in keeping with the density in other major subdivisions Villages of Rosedale (3.32) and Stone Hollow II (3.49) in this area.



3. Access between Adjoining Properties.
The subdivision provides three (3) connections to Cobblestone Manor and one (1) to Ranson Rd. The applicant is providing additional right of way along Quercus Ln to accommodate future connectivity to adjacent parcels and prevent "spite strips".

4. Relation to topography.
The street network and lot layout have been designed to respect the general topography of the site.

5. Mature trees and natural vegetation.
The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 5.

6. Access to parks, schools, etc.
Torrence Creek Elementary School is approximately 1/10 of a mile to the South of the development site. There is a proposed greenway in proximity to the site (to the west).

7. Discourage through traffic.
All streets are appropriately sized for traffic.

8. Relationship to railroad rights-of-way.
Not Applicable.

9. Half streets.
Not Applicable.

10. Parallel streets along thoroughfares.
Not Applicable.

11. **Public School and Public Park Sites**
The parcels associated with Ranson Road Sketch Plan have not been identified for a school or park site.

12. Public Facilities
The parcels associated with the Ranson Road Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names
The street names for Ranson Road Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is approved).

14. Easements.
Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.
Water and sewer will need to be extended to the development. A "Willingness to Serve" letter from Charlotte Water, has been provided.

16. Restrictions on the subdivision of land subject to flooding.
There are no streams identified on the site.

17. Open Space
Three types of Urban Open Space are being provided (Square, Plaza, Green) as well as Common Open Space, as outlined in Part 2, Item 9.

18. Impact of Development on Public Facilities
There is no indication the proposed subdivision will adversely impact public. While this section of the Ordinance does not call for the specific consideration of school impact staff has historically contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of all major subdivision request, see Attachment E: CMS Report.

PART 5: STAFF RECOMMENDATION

In considering Ranson Road Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town's future land use plans as mentioned above.
- The Ranson Road Sketch Plan can be supported by staff subject to the following:
  - The block length modification request is approved.
  - Additional On Street parking can be accommodated.
  - All other plan comments are addressed.

The Ranson Road Subdivision Sketch Plan complies with all applicable requirements once the conditions listed above are addressed. Staff recommends approval of the proposed Subdivision Sketch Plan subject the block length modification being approved and all other plan comments are addressed.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board met on Tuesday, August 24th, 2021.

J. Davis made a Motion to Approve Ranson Road subdivision sketch plan as the application is complete and complies with the Huntersville 2040 Plan, specifically EO5.3 and policy T3.1. Furthermore, Planning Board recommends approval of the block length modification and requests the applicant provides additional right-of-way along Quercus Lane, additional on-street parking is accommodated, and all other plan comments are addressed. No construction traffic through Cobblestone Manor subdivision. F. Gammon seconded the motion. The motion passed (8-1) with G. Baber opposed.

PART 7: ATTACHMENTS AND ENCLOSURES

A – Subdivision Sketch Plan Application
B – Proposed Ranson Rd Subdivision Sketch Plan
C – Neighborhood Meeting Report
D – Charlotte Water Willingness to Server
E – CMS Report

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in Section 6.320.5 of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.

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DocuSign Envelope ID: 7D7F1C7A-5421-42A1-B0CF-60C44D2419BD

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ☐ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☑ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 01/27/2021

Name of Project Ranson Road Phase # (if subdivision) _____

Project Address 15013 Ranson Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) #00932106, #00932109 & #00908129

Current Zoning District NR Proposed District (for rezoning only) _____

Property Size (acres) 12.30 Acres Street Frontage (feet) 2,627.40 (lineal feet)

Current Land Use Detached Single Family Residential

Proposed Land Use(s) Detached Single Family Residential

Is the project within Huntersville's corporate limits?
Yes ✓ No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
Approval for Major Subdivision Sketch Plan for a residential development comprising of 42 Detached Single Family Lots within a NR-Neighborhood Residential District

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

dotloop signature verification: dtlp.us/nPsS-1D9d-69uL
DocuSign Envelope ID: 7D7F1C7A-5421-42A1-B0CF-60C44D2419BD

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Matthew Gallagher Phone 704-634-5140

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

DocuSigned by:

Signature Matthew Gallagher Printed Name: Matthew Gallagher

0105DA3A5719452...

Title VP Charlotte Land Development Email matt@blueheeldevelopment.com

Address of Applicant 9606 Baily Road, Suite 265, Cornelius, NC 28031

7. Property Owner (if different than applicant)

*Printed Name Chris S. Ferrell Phone _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Christine S Ferrell dotloop verified 02/01/21 10:01 AM MST U5AU-XFDM-ZNVB-WAK7 Name _____

Title _____ Email _____

Address of Property Owner 15015 Ranson Road, Huntersville, NC 28078

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

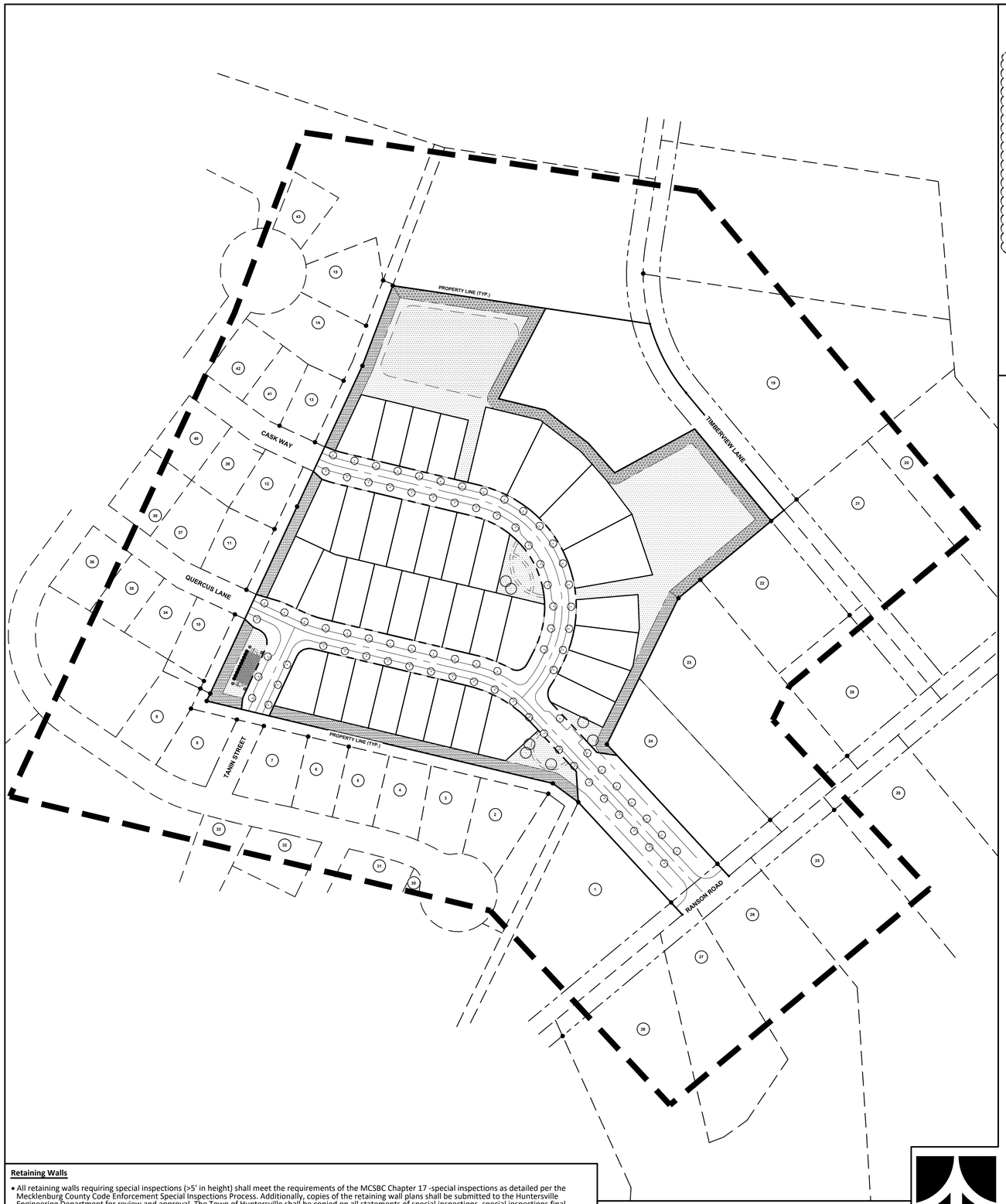
Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Blue Heel Development	Matthew Gallagher	704-634-5140	matt@blueheeldevelopment.com
ESP Associates, Inc.	Matthew Levesque	803-835-0908	mlevesque@espassociates.com

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department



Index of Sheets:

Sheet Name:	Sheet No.
Cover Sheet	COVER
Existing Features Plan	1.0
Slope & Soils Plan	2.0
Preliminary Tree Preservation Plan	3.0
Landscape Plan	3.1
Major Subdivision Sketch Plan	4.0
Major Subdivision Plan Details	4.1
Urban Open Space Designs	5.0
Topographic & Tree Survey	Attachment
Conceptual Grading Plan (See PCO Conceptual Plan Set)	Attachment
Conceptual Storm Drainage Plan (See PCO Conceptual Plan Set)	Attachment
Fire Apparatus Exhibit (See PCO Conceptual Plan Set)	Attachment
PCO Conceptual Plan Set Calculations	Attachment

Vicinity Map
Not to Scale

NORTH

List of Adjacent Property Owners:

Existing Owners-

	PID:	Owner:	Mailing Address:	Zoning:
1	01741101	Charles Richard Jr. Fite	PO Box 2385, Huntersville NC 28070	NR
2	01707227	Martha Sims Sanders & Rebecca Ellen Holdway	98 Mcarthur Avenue SE Concord NC 28025	NR
3	01707228	William W Davis & Mary M Davis	333 Mayberry Lane, Mooresville NC 28115	NR

Adjacent Owners (within 250')

	PID:	Owner:	Mailing Address:	Zoning:
1				
2	00932220	DOUGLAS H BLACKER & MARY K BLACKER	8737 SHADETREE ST HUNTERSVILLE NC 28078	NR
3	00932219	DALE A SLABAUGH & JAMIE L SLABAUGH	9129 QUARTZ LN, NAPLES, FL 34120	NR
4	00932218	ZACHARY MARSHALL STROWD & JULIA W STROWD	8725 SHADETREE ST, HUNTERSVILLE NC 28078	NR
5	00932217	VICKI ALLEN	8719 SHADETREE ST, HUNTERSVILLE NC 28078	NR
6	00932216	KARL V HEUER & DEBRA C HEUER	8713 SHADETREE ST, HUNTERSVILLE NC 28078	NR
7	00932215	MICHAEL WESSELER & HEATHER WESSELER	8707 SHADETREE ST HUNTERSVILLE NC 28078	NR
8	00932214	NYMPHIA KOUL	8659 SHADETREE ST, HUNTERSVILLE NC 28078	NR
9	00932213	MICHAEL CRUMPLER & MASEAN CRUMPLER	8651 SHADETREE ST, HUNTERSVILLE NC 28078	NR
10	00932207	EDUARDO JOSE MIESES & LUZ ANNETTE BRISSETTE	9820 QUERCUS LN, HUNTERSVILLE NC 28078	NR
11	00932206	JOHN E GRAY & SHANDI M GRAY	9819 QUERCUS LN HUNTERSVILLE NC 28078	NR
12	00932201	SPENCER CULLEN HEUER & JENNIFER LEE HEUER	9916 CASK WY, HUNTERSVILLE NC 28078	NR
13	00932179	VICTOR LOUIS JR SIRIANNI & JENNIFER MARIE PAULINO	9915 CASK WY, HUNTERSVILLE NC 28078	NR
14	00932176	SHIRLEY J PEARSON	8515 SHADETREE ST, HUNTERSVILLE NC 28078	NR
15	00932175	CORY D COTTLE & MICHELLE J COTTLE	8511 SHADETREE ST HUNTERSVILLE NC 28078	NR
16	00908133	PATRICK F MCHALE & KATHERINE L MCHALE	15235 TIMBERVIEW LN, HUNTERSVILLE, NC 28078	NR
17	00908129	SUSAN C KINZLER	15215 TIMBERVIEW LN, HUNTERSVILLE, NC 28078	NR
18	00908104	PETER HOHENSEE & CAROLINE HOHENSEE	15300 TIMBERVIEW LN, HUNTERSVILLE, NC 28078	NR
19	00908128	DAVID KENNETH SELF & SARA HARMON SELF	15212 TIMBERVIEW LN, HUNTERSVILLE, NC 28078	NR
20	00908113	ROY A JR BROOKS & DIANNE B BROOKS	15111 RANSON RD, HUNTERSVILLE, NC 28078	NR
21	00908116	SUSAN CANTRELL KINZLER & ROBERT PAUL FENSTERMACHER	15215 TIMBERVIEW LN, HUNTERSVILLE, NC 28078	NR
22	00908117	TIMOTHY A HARPER & KELLIE C HARPER	15125 TIMBERVIEW LN, HUNTERSVILLE, NC 28078	NR
23	00932108	CECILLIO DEGUZMAN & SUSANA R DEGUZMAN	15033 RANSON RD, HUNTERSVILLE, NC 28078	NR
24	00932107	KEVIN J O`BOYLE	15023 RANSON RD, HUNTERSVILLE, NC 28078	NR
25	01714224	MICHAEL ROCKWELL & AMY ROCKWELL	15016 RANSON RD, HUNTERSVILLE, NC 28078	NR
26	01714248	GLENN W FERRELL & BARBARA H FERRELL	21827 ADVOCATES CT, CORNELIUS NC 28031	NR
27	01714219	EMELE D FERRARA & ERIC S MANFRASS	14924 RANSON RD, HUNTERSVILLE NC 28078	NR
28	01714206	GARY B PICKERAL & AMELA T PICKERAL	15028 RANSON RD, HUNTERSVILLE NC 28078	NR
29	00908119	RONALD T CATE & PENNY N CATE	15049 RANSON RD, HUNTERSVILLE NC 28078	NR
30	00932118	JOSEPH EVINS & SARA EVINS	8732 SHADETREE ST, HUNTERSVILLE NC 28078	NR
31	00932120	NATHANIEL F KEPPLER & NICOLE M KEPPLER	9530 HIGHTOWER OAK ST, HUNTERSVILLE NC 28078	NR
32	00932157	AMIE LEE SHUFORD & BRIAN BOST SHUFORD	9527 HIGHTOWER OAK ST, HUNTERSVILLE NC 28078	NR
33	00932158	DAM STERLING COTO & AMANDA RENEA COTO	8702 SHADETREE ST, HUNTERSVILLE NC 28078	NR
34	00932208	EE HERENDEEN & LAURIE HERENDEEN	9814 QUERCUS LN, HUNTERSVILLE NC 28078	NR
35	00932209	JENNIFER SHEPHARD & GERWOOD SHEPARD	9808 QUERCUS LN, HUNTERSVILLE NC 28078	NR
36	00932210	KALINA CUARISMA-TONEY & TONY CUARISMA-TONEY	9802 QUERCUS LN, HUNTERSVILLE NC 28078	NR
37	00932205	CHARLES GIRAULT & NICOLE NAVARRE GIRAULT	9811 QUERCUS LN, HUNTERSVILLE NC 28078	NR
38	00932204	TIMOTHY ERIC MOORE & LISA ANN CASPER	9803 QUERCUS LN, HUNTERSVILLE NC 28078	NR
39	00932202	NISHA D MASSEY	9910 CASK WY, HUNTERSVILLE NC 28078	NR
40	00932203	HEVER YOHANY RENDON ACEVEDO & MONICA YADIRA PEREZ CRESPO	9904 CASK WAY, HUNTERSVILLE NC 28078	NR
41	00932178	RYAN WILLIAM ARMSTRONG	9909 CASK WAY, HUNTERSVILLE NC 28078	NR
42	00932177	LEE A WEBB & THERESA L WEBB	9903 CASK WY, HUNTERSVILLE NC 28078	NR
43	00932174	TERESA C TAYLOR & JASON A TAYLOR	8500 SHADETREE ST, HUNTERSVILLE NC 28078	NR

HOA Within 2000'-

	PID:	Owner:	Mailing Address:	Zoning:
1	932198	COBBLESTONE MANOR COMMUNITY ASSOCIATION, INC.	11405 NORTH COMMUNITY, HOUSE RD SUITE 150, CHARLOTTE NC 28277	NR
2	01714749	HUNTSON RESERVE HOMEOWNERS ASSOCIATION, INC.	2215 AYRSLEY TOWN BLVD, STE G, CHARLOTTE NC 28273	NR
3	1747311	VILLAGES AT ROSEDALE HOMEOWNERS ASSOC, INC.	PO BOX 18712, CHARLOTTE NC 28218	NR
4	1714711	STONE HOLLOW II HOME OWNERS ASSOC	2857 WESTPORT RD, CHARLOTTE NC 28208	NR (CD)
5	1714639	STONE HOLLOW HOME OWNERS ASSOC	2847 WESTPORT RD, CHARLOTTE NC 28208	NR (CD)
6	920201	WYNFIELD PROPERTY OWNERS ASSOCIATION INC	PO BOX 11906, CHARLOTTE NC 28220	GR
7	931399	MACAULAY HOMEOWNERS ASSOC OF OF MECKLENBURG INC	5200 77 CENTER DR ,SUITE 141, CHARLOTTE NC 28217	NR
8	00932229	TAYLOR MORRISON OF CAROLINAS INC	11405 NORTH COMMUNITY HOUSE RD, SUITE 150, CHARLOTTE NC 28277	NR

Retaining Walls

- All retaining walls requiring special inspections (>5' in height) shall meet the requirements of the MCSBC Chapter 17 -special inspections as detailed per the Mecklenburg County Code Enforcement Special Inspections Process. Additionally, copies of the retaining wall plans shall be submitted to the Huntersville Engineering Department for review and approval. The Town of Huntersville shall be copied on all statements of special inspections, special inspections final reports, and design principal in responsible charge (DPIRC) letters.
- The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction. Review of street construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.

Notes:

Approval of this concept plan does not imply or guarantee approval of the final construction plan. Final construction plan will be reviewed for compliance per all town, county and state regulations in effect at time of submittal.

Proposed single-family attached development to be developed in one single phase.

NORTH

ESP

NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949

3475 Lakemont Blvd.
Fort Mill, SC 29708
SC - 803.802.2440

www.espassociates.com

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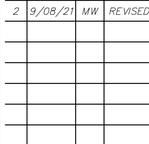
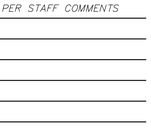
CLIENT

Blue Heel
3708 Forestville Blvd.
Raleigh, NC 27613

SEALS





PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Exhibit A

PROJECT LOCATION: HUNTERSVILLE, NC

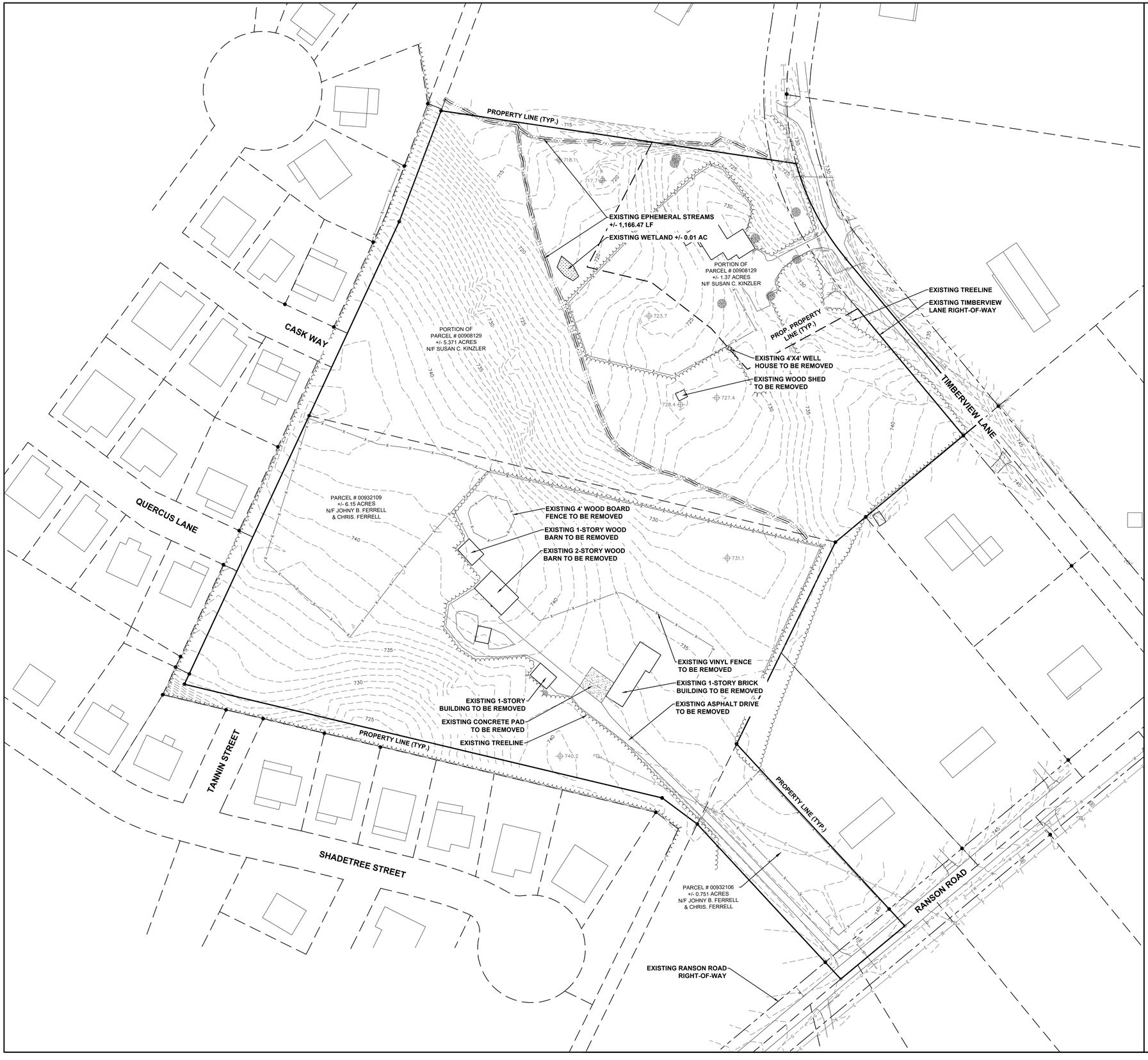
GRAPHIC SCALE
200 0 50 100 200
1 INCH = 100 FT.

PROJECT NO	1022.100
DRAWING	1022-Cover.dwg
DATE	02/01/2021
DRAWN BY	JB
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS
2	9/08/21	MW	REVISED PER STAFF COMMENTS

COVER



LEGEND:

- EXISTING WETLANDS (PER SURVEY)
- EXISTING STREAMS
- EXISTING BUILDINGS/STRUCTURES
- EXISTING FENCE

NOTES:

1. BOUNDARY & WETLAND INFORMATION FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc., TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: #00908129, #00932109 & #00932106.." DATED OCTOBER, 2020 REVISED DECEMBER 14, 2020.
2. INFORMATION SHOWN ON THE PRELIMINARY EXISTING FEATURES PLAN IS BASED ON SURVEY PREPARED BY ESP ASSOCIATES, Inc. MENTIONED ABOVE. PRELIMINARY EXISTING FEATURES PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A SURVEY. PLEASE REFER TO SURVEY TITLED T SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc., TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: #00908129, #00932109 & #00932106.." DATED OCTOBER, 2020 REVISED DECEMBER 14, 2020 FOR SITE INFORMATION.
3. BUFFER DELINEATION:
   -BUFFER AREA IS CLEARLY IDENTIFIED ON PLANS IN BOLD, CLEAR TYPE AS "SWIM/PCO STREAM BUFFER."
   -THE OUTSIDE BOUNDARY OF EACH BUFFER ZONE IS CLEARLY MARKED AND LABELED ON PLANS (STREAM SIDE, MANAGED USE, UPLAND).
   -FIELD LOCATED TOP OF BANK FROM WHERE THE BUFFER WIDTH IS MEASURED IS LABELED ON PLANS.

ESP

NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

P.O. Box 7030
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Raleigh, NC 27613

SEALS

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEERING CORPORATION C-533 ESP ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVASSEUR

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Preliminary Existing Features Plan

PROJECT LOCATION HUNTERSVILLE, NC

GRAPHIC SCALE

60 0 30 60 120

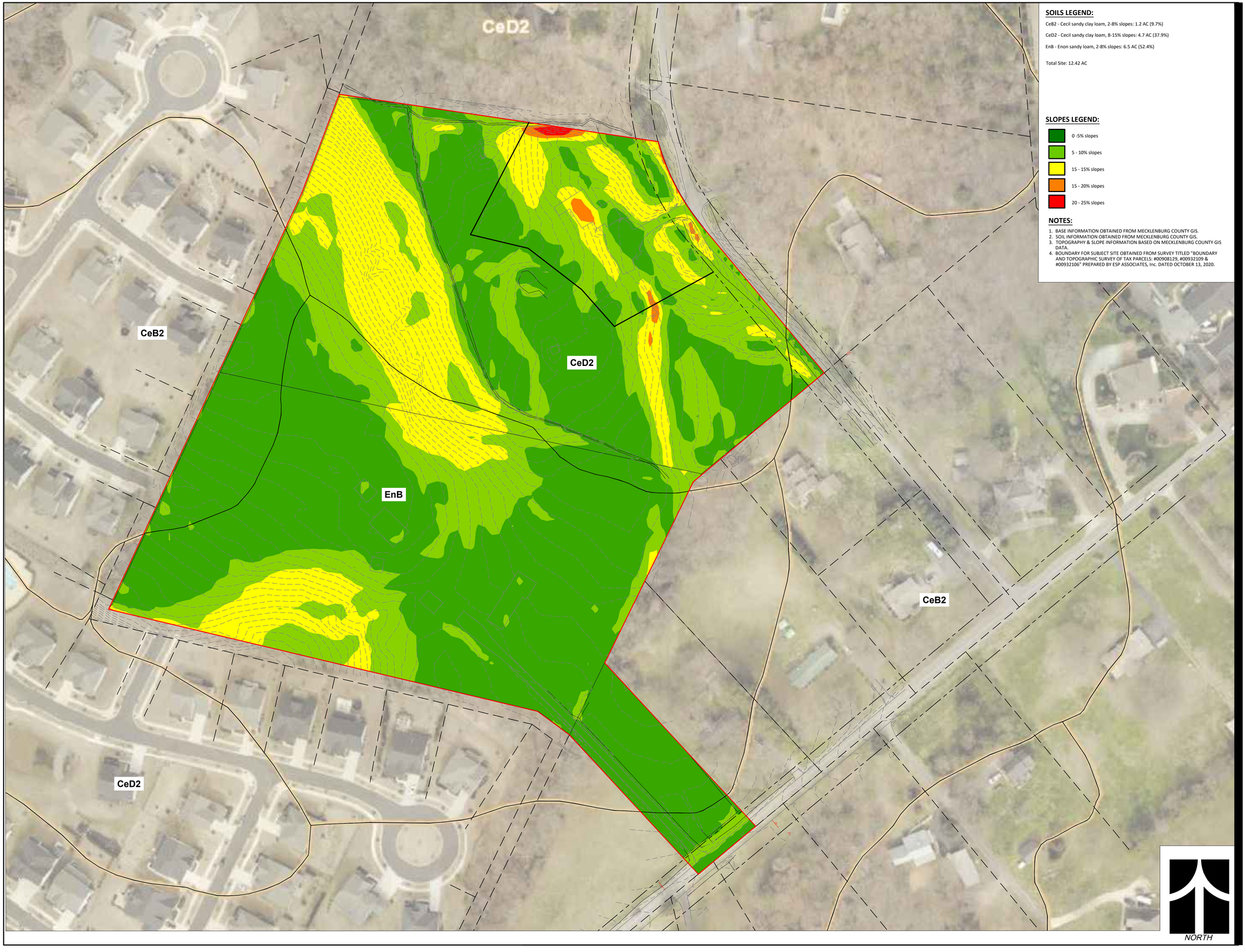
1 INCH = 60 FT.

PROJECT NO	1Q22.100
DRAWING	1Q22-PRELIMINARY EXISTING FEATURES.dwg
DATE	02/01/2021
DRAWN BY	JB
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS
2	9/08/21	MW	REVISED PER STAFF COMMENTS

1.0



SOILS LEGEND:

CeB2 - Cecil sandy clay loam, 2-8% slopes: 1.2 AC (9.7%)

CeD2 - Cecil sandy clay loam, 8-15% slopes: 4.7 AC (37.9%)

EnB - Enon sandy loam, 2-8% slopes: 6.5 AC (52.4%)

Total Site: 12.42 AC

SLOPES LEGEND:

- 0 -5% slopes
- 5 - 10% slopes
- 15 - 15% slopes
- 15 - 20% slopes
- 20 - 25% slopes

NOTES:

1. BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
2. SOIL INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
3. TOPOGRAPHY & SLOPE INFORMATION BASED ON MECKLENBURG COUNTY GIS DATA.
4. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX PARCELS: #00908129, #00932109 & #00932106" PREPARED BY ESP ASSOCIATES, Inc. DATED OCTOBER 13, 2020.

NORTH

ESP

NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

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Raleigh, NC 27613

SEALS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-533 ESP ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVANDOSKI

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Slope and Soils Plan

PROJECT LOCATION HUNTERSVILLE, NC

GRAPHIC SCALE

60 0 30 60 120

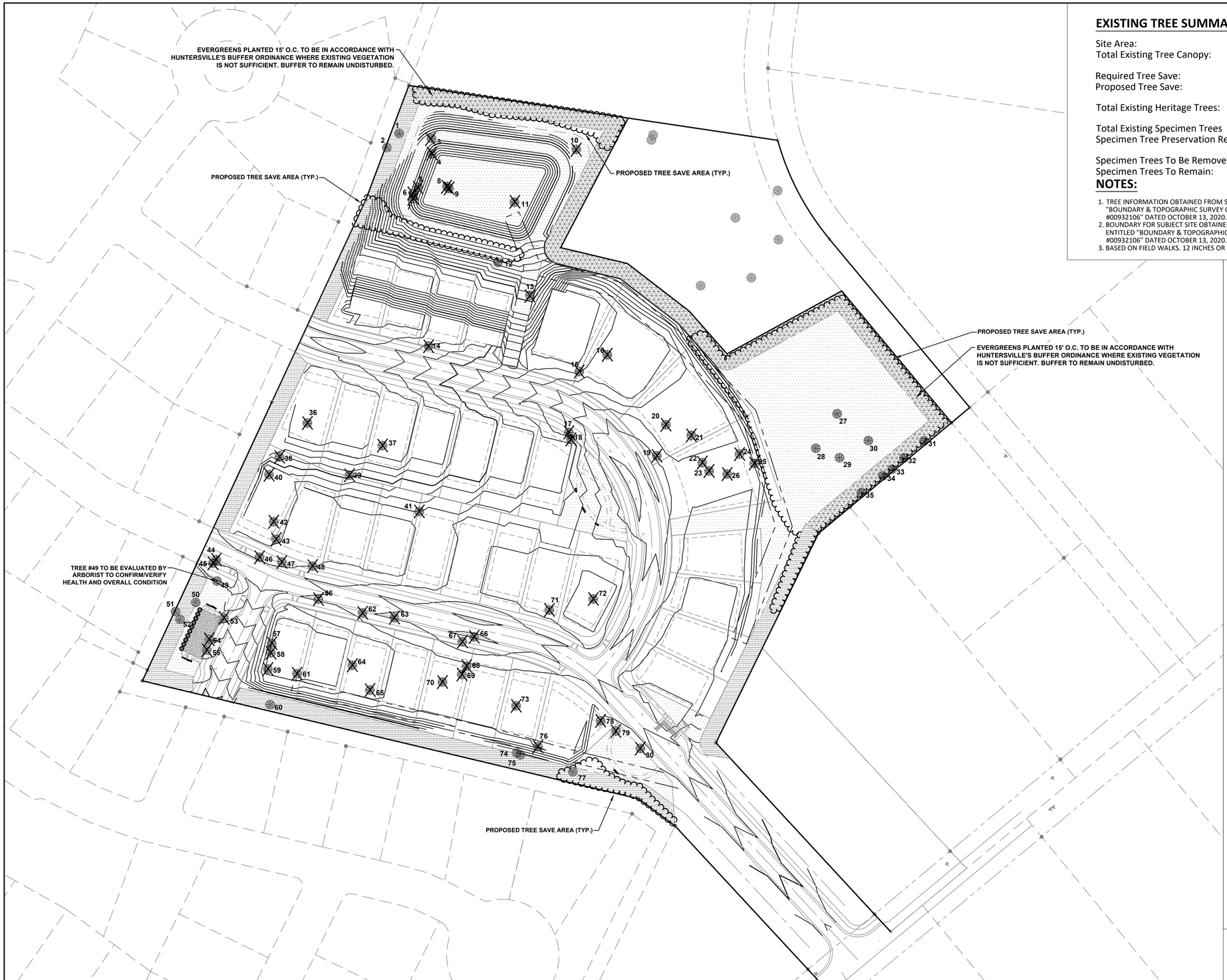
1 INCH = 60 FT.

PROJECT NO.	*1Q22.100*
DRAWING	*1Q22-SLOPES AND SOILS PLAN.dwg*
DATE	*02/01/2021*
DRAWN BY	*JB*
CHECKED BY	*MM*

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS
2	9/08/21	MW	REVISED PER STAFF COMMENTS

2.0



EXISTING TREE SUMMARY:

Site Area:	+/- 12.42 Acres
Total Existing Tree Canopy:	+/- 8.27 Acres
Required Tree Save:	+/- 1.23 Acres (10% of Site Area)
Proposed Tree Save:	+/- 1.23 Acres
Total Existing Heritage Trees:	0
Total Existing Specimen Trees	80
Specimen Tree Preservation Required:	8 (10% min.)
Specimen Trees To Be Removed:	60 (+/- 75%)
Specimen Trees To Remain:	20 (+/- 25%)

NOTES:

1. TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #00908129, #00932109 & #00932106" DATED OCTOBER 13, 2020.
2. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #00908129, #00932109 & #00932106" DATED OCTOBER 13, 2020.
3. BASED ON FIELD WALKS. 12 INCHES OR GREATER SMALL MATURING TREES WERE NOT OBSERVED.

Point Table	
NUMBER	DESCRIPTION
1	32" OAK
2	26" OAK
3	28" OAK
4	32" OAK
5	24" OAK
6	27" OAK
7	24" OAK
8	28" OAK
9	26" SYCAMORE
10	36" ELM
11	28" OAK
12	42" OAK
13	24" SWEETGUM
14	27" POPLAR
15	36" POPLAER
16	29" OAK
17	29" OAK
18	28" OAK
19	24" HICKORY
20	36" OAK
21	24" MAPLE
22	24" POPLAR
23	24" POPLAR
24	36" POPLAR
25	24" OAK
26	25" POPLAR
27	24" POPLAR
28	24" POPLAR
29	36" DOUBLE POPLAR
30	24" POPLAR
31	27" POPLAR
32	29" POPLAR
33	28" POPLAR
34	24" POPLAR
35	31" POPLAR
36	30" OAK
37	24" OAK
38	27" OAK
39	27" OAK
40	31" OAK
41	36" OAK
42	24" OAK
43	30" OAK
44	32" HICKORY
45	24" POPLAR
46	24" HICKORY
47	30" OAK
48	30" OAK
49	24" OAK
50	24" OAK
51	29" OAK
52	24" POPLAR
53	36" OAK
54	32" OAK
55	32" OAK
56	24" HICKORY
57	26" OAK
58	26" OAK
59	27" OAK
60	26" OAK
61	32" OAK
62	24" POPLAR
63	28" OAK
64	24" OAK
65	32" OAK
66	26" OAK
67	24" OAK
68	26" OAK
69	28" POPLAR
70	28" OAK
71	30" OAK
72	36" OAK
73	26" OAK
74	36" OAK
75	36" POPLAR
76	24" OAK
77	36" OAK
78	27" OAK
79	27" OAK
80	40" OAK

LEGEND:

- Specimen Tree to Be Removed
- Specimen Tree to Remain
- Off-Site Specimen Tree

NOTES:

1. TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc. TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: #00908129, #00932109 & #00932106" DATED OCTOBER 13, 2020.
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVATINO

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Preliminary Tree Preservation Plan

PROJECT LOCATION HUNTERSVILLE, NC

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FT.

PROJECT NO	1Q22.100
DRAWING	1Q22-Preliminary Tree Preservation Plan.dwg
DATE	02/01/2021
DRAWN BY	JB
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS
2	9/08/21	MW	REVISED PER STAFF COMMENTS

3.0

EVERGREENS PLANTED 15' O.C. TO BE IN ACCORDANCE WITH HUNTERSVILLE'S BUFFER ORDINANCE WHERE EXISTING VEGETATION IS NOT SUFFICIENT. BUFFER TO REMAIN UNDISTURBED.

ENHANCED UNDISTURBED BUFFER

PROPOSED TREE SAVE AREA (TYP.)

PROPOSED REAR YARD TREE (TYP.)

PROPOSED FRONT YARD TREE (TYP.)

PROPOSED STREET TREE (TYP.)

20' UNDISTURBED BUFFER

12,916 S.F.

13,316 S.F.

12,822 S.F.

12,992 S.F.

6,795 S.F.

6,536 S.F.

6,375 S.F.

6,375 S.F.

6,375 S.F.

6,365 S.F.

5,999 S.F.

6,755 S.F.

6,728 S.F.

6,043 S.F.

6,043 S.F.

6,043 S.F.

6,043 S.F.

6,043 S.F.

6,073 S.F.

7,742 S.F.

6,575 S.F.

6,787 S.F.

6,436 S.F.

5,927 S.F.

,063 S.F.

5,916 S.F.

5,916 S.F.

5,916 S.F.

5,916 S.F.

5,916 S.F.

5,916 S.F.

5,843 S.F.

7,453 S.F.

20' UNDISTURBED BUFFER

PROPOSED TREE SAVE AREA (TYP.)

EVERGREENS PLANTED 15' O.C. TO BE IN ACCORDANCE WITH HUNTERSVILLE'S BUFFER ORDINANCE WHERE EXISTING VEGETATION IS NOT SUFFICIENT. BUFFER TO REMAIN UNDISTURBED.

ENHANCED UNDISTURBED BUFFER

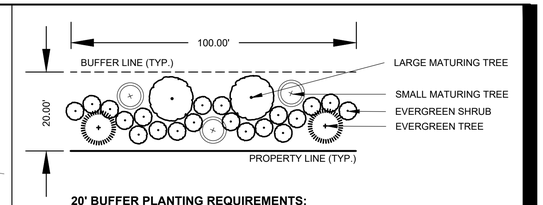
PROPOSED TREE SAVE AREA (TYP.)

PROPOSED REAR YARD TREE (TYP.)

PROPOSED FRONT YARD TREE (TYP.)

PROPOSED STREET TREE (TYP.)

NORTH



20' BUFFER PLANTING REQUIREMENTS:
(ARTICLE 7.5 OF HUNTERSVILLE ZONING ORDINANCE)

- 3 TREES (PER 1000' SF OF BUFFER AREA)
  - 25% LARGE MATURING TREE
  - 25% SMALL MATURING TREE
  - 25% EVERGREEN TREE
- 10 EVERGREEN SHRUBS (PER 1000' OF BUFFER AREA)

NOTES:

1. BUFFER DETAIL TO BE USED IF LITTLE OR NO NATURAL BUFFER EXISTS.
2. BUFFER DETAIL TO BE USED IN AREAS WHERE GRADING WILL OCCUR IN BUFFER FOR ROAD CONNECTION.

NEW TREES:

1. RESIDENTIAL LOT TREES:
   - LOTS LESS THAN 10,000 SF REQUIRE ONE (1) FRONT YARD TREE AND ONE (1) REAR YARD TREE.
   - LOTS BETWEEN 10,000-15,000 SF REQUIRE ONE (1) FRONT YARD TREE AND TWO (2) REAR YARD TREES.
   - TREES SHALL BE SPACED TO ACCOMMODATE MATURE GROWTH AND MUST BE INCLUDED ON APPROVED TOWN OF HUNTERSVILLE TREE AND SHRUB LIST.
2. STREET TREES:
   - LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' ON CENTER. SPACING MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAYS (SECTION 7.7.2(a))

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVATINO

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Landscape Plan

PROJECT LOCATION HUNTERSVILLE, NC

GRAPHIC SCALE

60 0 30 60 120

1 INCH = 60 FT.

PROJECT NO	1Q22.100
DRAWING	1Q22-Preliminary Tree Preservation Plan.dwg
DATE	02/01/2021
DRAWN BY	JB
CHECKED BY	MM

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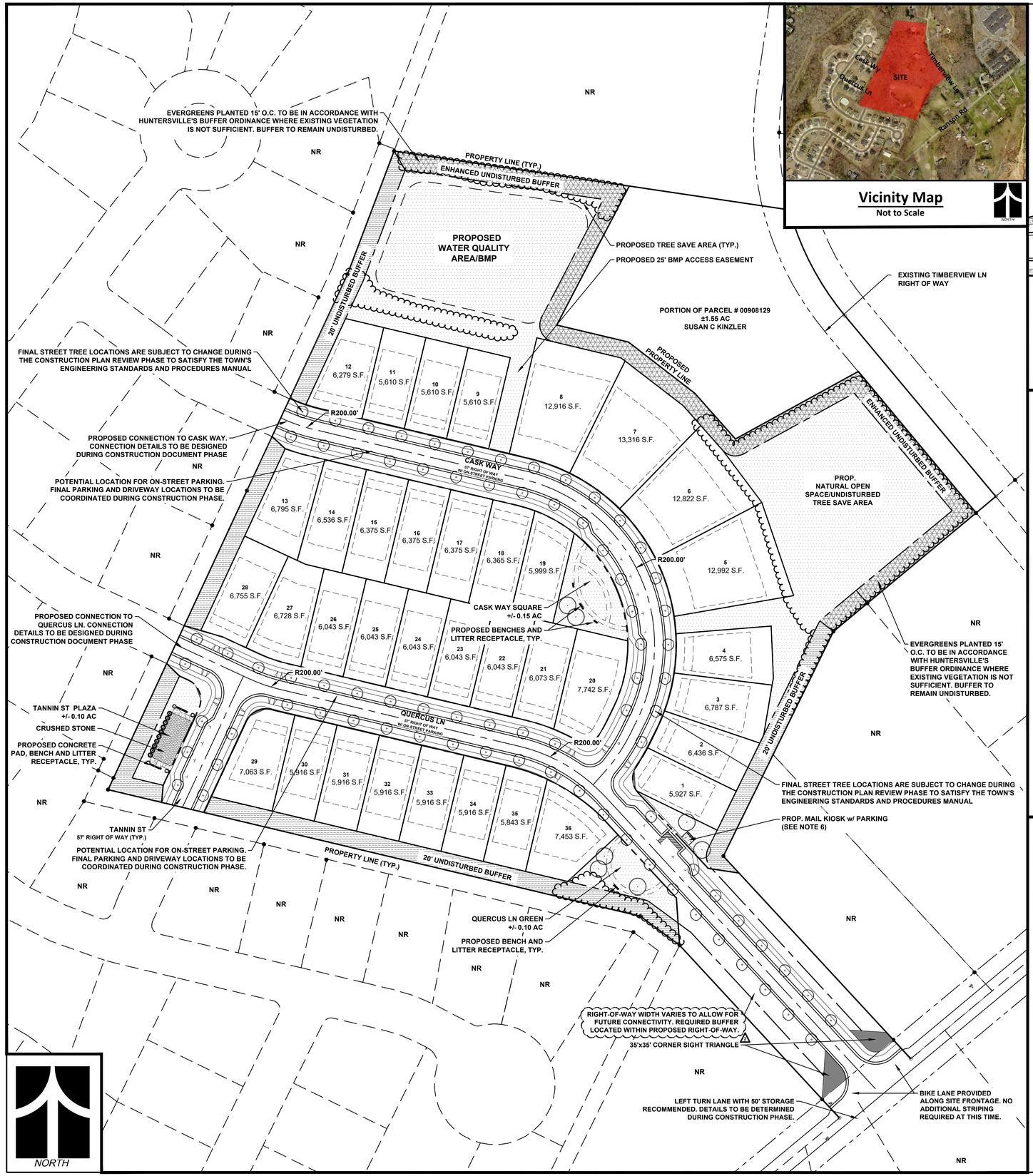
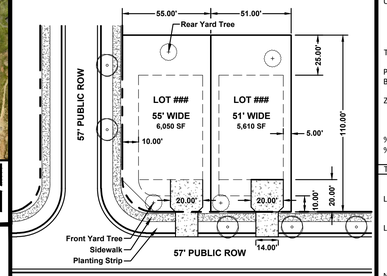


Vicinity Map
Not to Scale

TYPICAL 51' WIDE LOT DETAIL:

NOT TO SCALE



Typical 51' Wide Lot

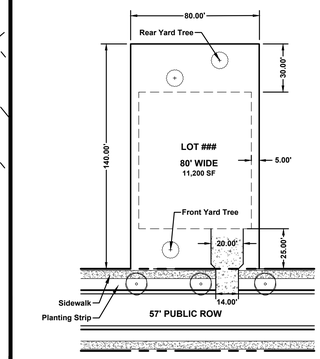
Setbacks

FRONT:	10' - 20'	(MINIMUM 20' FROM BACK OF S/W TO GARAGE)
SIDE:	5'	
SIDE CORNER:	10'	
REAR:	25'	

Note: All setbacks shown are minimum requirements.

TYPICAL 80' WIDE LOT DETAIL:

NOT TO SCALE



Typical 80' Wide Lot

Setbacks

FRONT:	25'
SIDE:	5'
SIDE CORNER:	10'
REAR:	30'

Note: All setbacks shown are minimum requirements.

GENERAL NOTES:

BOUNDARY INFORMATION
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #00908129, #00932109, & #00932106" DATED OCTOBER 13, 2020.

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, Inc., "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #00908129, #00932109, & #00932106" DATED OCTOBER 13, 2020.

FLOODPLAIN, STREAM, AND WETLAND INFORMATION
FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, INC., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #00908129, #00932109, & #00932106" DATED OCTOBER 13, 2020.
AND JD ENTITLED "SAW-2020-01936" DATED DECEMBER 04,2020.

ACCESS POINTS/DRIVEWAYS/STREETS

1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HUNTERSVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

PUBLIC INFORMATION
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

BLOCK LENGTHS:

ROAD	ROAD FROM	ROAD TO	LENGTH
QUERCUS LN	CONNECTION TO QUERCUS LANE	TANNIN ST	88.06 Ft
QUERCUS LN	TANNIN ST	ROAD A	433.77 Ft
QUERCUS LN	ROAD A	CONNECTION TO RANSON RD	487.47 Ft
CASK WAY	CONNECTION TO CASK WAY	ROAD A	747.11 Ft

SITE PLAN DATA TABLE:

PARCEL NUMBERS:	00932106, 00932109 & PORTION OF 0908129
TOTAL ACREAGE:	+/- 12.42 AC (541,015 SF)
URBAN OPEN SPACE:	+/-15,388 SF
CASK WAY SQUARE	+/- 6,391 SF
TANNIN STREET PLAZA	+/- 4,562 SF
QUERCUS LN GREEN	+/- 4,435 SF
TOTAL NATURAL OPEN SPACE AREA:	+/- 1.6 AC (13% OF SITE AREA)
PRINCIPAL USES:	SINGLE FAMILY
BUILDING TYPE:	DETACHED SINGLE FAMILY HOMES
ZONING DISTRICT:	
EXISTING:	NR - NEIGHBORHOOD RESIDENTIAL
PROPOSED:	NR - NEIGHBORHOOD RESIDENTIAL
% OF IMPERVIOUS ALLOWED:	70 % W/ BMP (HIGH DENSITY)
% OF IMPERVIOUS SHOWN:	37.2 % (201,247 SF FOR BMP SIZING)
TOTAL NUMBER OF DWELLINGS:	36
SINGLE FAMILY (DETACHED):	36 LOTS (100%)
LOT SIZE RANGE:	5,610 SF - 11,200 SF (6,027 SF AVERAGE)
NUMBER OF LOTS WITHIN RANGE:	36
LOT WIDTHS RANGE:	51' - 80'
NUMBER OF LOTS WITHIN EACH WIDTH:	
51' x 110' LOTS:	32 LOTS
85' x 140' LOTS:	4 LOTS

NOTE: ALL LOTS TO ADHERE TO PERMITTED IMPERVIOUS COVERAGE INCLUDING REQUIREMENTS SET BY MIL-O - MOUNTAIN ISLAND - PA2: MINIMUM 1% OF LOT AREA (150 SF MINIMUM)

PROPOSED DENSITY:	2.93 DU/AC
TOTAL EXISTING TREE CANOPY:	8.27 ACRES
TREE SAVE (NR):	
REQUIRED:	1.24 ACRES (10% OF TOTAL SITE AREA)
PROPOSED:	1.24 ACRES
TOTAL EXISTING HERITAGE TREES:	0
SPECIMEN TREES:	
EXISTING SPECIMEN TREES ON SITE:	+/- 80
SPECIMEN TREES TO BE REMOVED:	+/- 60 (75%)
SPECIMEN TREES TO REMAIN:	+/- 20 (25%)
SETBACKS AND BUILD-TO-LINES	
51' WIDE LOTS:	
FRONT BTL RANGE:	10' - 20'(Min.)
CORNER SETBACKS:	10'
REAR SETBACKS:	25' (Detached)
RIGHT SIDE SETBACK:	5' (Detached)
LEFT SIDE SETBACK:	5' (Detached)
80' WIDE LOTS:	
FRONT BTL RANGE:	25'
CORNER SETBACKS:	10'
REAR SETBACKS:	30' (Detached)
RIGHT SIDE SETBACK:	5' (Detached)
LEFT SIDE SETBACK:	5' (Detached)
WATERSHED INFORMATION	
WATERSHED DISTRICT:	MIL-O - MOUNTAIN ISLAND - PA2 (PARCEL #00932109)
	MIL-O - MOUNTAIN ISLAND - PA2 (PARCELS #00932106 & #0090829)
HIGH DENSITY:	70% B.U. W/ BMP
% OF ALLOWABLE IMPERVIOUS AREA:	70% B.U.
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNER:	MIN. 1% OF LOT AREA (150 S.F. MIN.)

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST. LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENTATION.
6. MAIL KIOSK LOCATIONS WITHIN THE SITE TO BE COORDINATED WITH USPS DURING CONSTRUCTION DOCUMENT PHASE. DEVELOPER AGREES TO PROVIDE PARKING ADJACENT TO MAIL KIOSK AREAS IN LOCATIONS AGREEABLE WITH USPS. PARKING MAY BE PROVIDE VIA ON-STREET PARKING SPACES.
7. GARBAGE TO BE PICKED UP AT EACH RESIDENCE VIA ROLL-OUT CONTAINERS.
8. FOR LOTS 60 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 14 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE TYPE. FOR LOTS WIDER THAN 60 FEET, DRIVEWAYS SHALL BE NO MORE THAN 20 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE TYPE.
9. WHEN FRONT ENTRY GARAGES ARE USED, IT IS RECOMMENDED TO MINIMIZE EMPHASIS ON FRONT LOADED GARAGES BY HAVING A BUILDING FEATURE PROJECTING FROM OR FLUSH WITH THE GARAGE, HAVE A COLUMN TO SEPARATE A TWO-CAR GARAGE OR ANY OTHER TECHNIQUE AS DETERMINED BY THE OWNER TO BE APPROPRIATE (TOWN OF HUNTERSVILLE ORDINANCE 8.16.4).
10. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
11. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE.
12. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
13. THE TOWN OF HUNTERSVILLE BUILD-TO-LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT OF WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS, AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET." THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
14. RESIDENTIAL LOT TREES:
    LOTS LESS THAN 10,000 SF: 1 FRONT, 1 REAR YARD TREE REQUIRED
15. ALL LOTS TO BE LOCATED WITHIN ¼ MILE OF URBAN OPEN SPACE.
16. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
17. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
18. THE 20' PERIMETER BUFFER SHALL REMAIN UNDISTURBED ALONG THE PROPERTY LINE IN OTHER AREAS OF THE SITE WITH THE EXCEPTION OF THE AFOREMENTIONED. SHOULD NATURAL VEGETATION NOT EXIST IN THESE AREAS, THE BUFFER SHALL BE REPLANTED IN PER ARTICLE 7.5.3. OF THE HUNTERSVILLE ZONING ORDINANCE.
19. PARALLEL PARKING SPACES SHOWN ON THE SKETCH PLAN ARE SUBJECT TO CHANGE. LOCATIONS SUBJECT TO MEETING MINIMUM SIGHT DISTANCE REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
20. IF TREE SAVE AREAS OR SPECIMEN TREES ARE LOCATED IN PRIVATE LOTS, RE-PLATTING OF THOSE LOTS AFTER BUILDING PERMITS ARE ISSUED, BUT PRIOR TO CERTIFICATE OF OCCUPANCY MAY BE REQUIRED.
21. IN AREAS WHERE INSUFFICIENT OR EXISTING VEGETATION DOES NOT EXIST, THE BUFFER SHALL BE REPLANTED PER ARTICLE 7.5.3 OF THE HUNTERSVILLE ZONING ORDINANCE.
22. A 15' X 15' INTERSECTION CORNER EASEMENT TO BE PROVIDED AT THE BACK OF RIGHT OF WAY FOR ALL STREET INTERSECTIONS. NO DRIVEWAYS ARE PERMITTED WITHIN THE 15' X 15' CORNER EASEMENT AREA.

ESP

NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949

3475 Lakemont Blvd.
Fort Mill, SC 29708
SC - 803.802.2440

www.espassociates.com

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CLIENT

Blue Heel
3708 Forestville Blvd.
Raleigh, NC 27613

SEALS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT C-533 ESP ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVANDOSKI

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Major Subdivision Sketch Plan

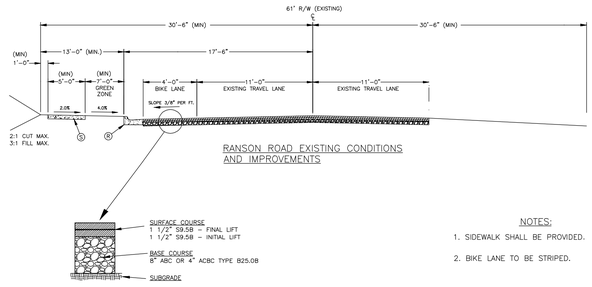
PROJECT LOCATION HUNTERSVILLE, NC

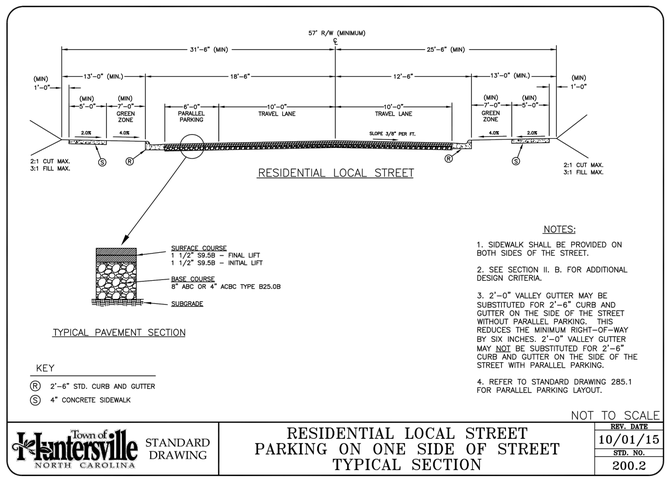
GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FT.

PROJECT NO	1022.100
DRAWING	1022-Major Subdivision Sketch Plan.dwg
DATE	02/01/2021
DRAWN BY	JB
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

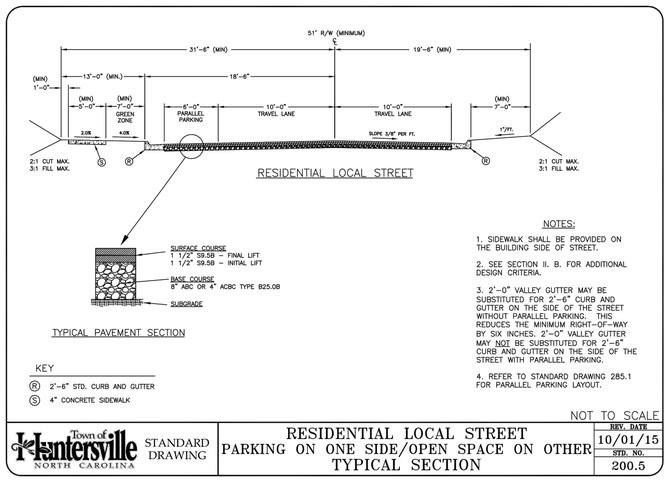
NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS
2	9/08/21	MW	REVISED PER STAFF COMMENTS





NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION	REV. DATE 10/01/15 STD. NO. 200.2



NOT TO SCALE

Town of Huntersville NORTH CAROLINA STANDARD DRAWING	RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE/OPEN SPACE ON OTHER TYPICAL SECTION	REV. DATE 10/01/15 STD. NO. 200.5

ESP

NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

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3475 Lakemont Blvd.
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CLIENT

Blue Heel
3708 Forestville Blvd.
Raleigh, NC 27613

SEALS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-533 ESP ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVESQUE

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

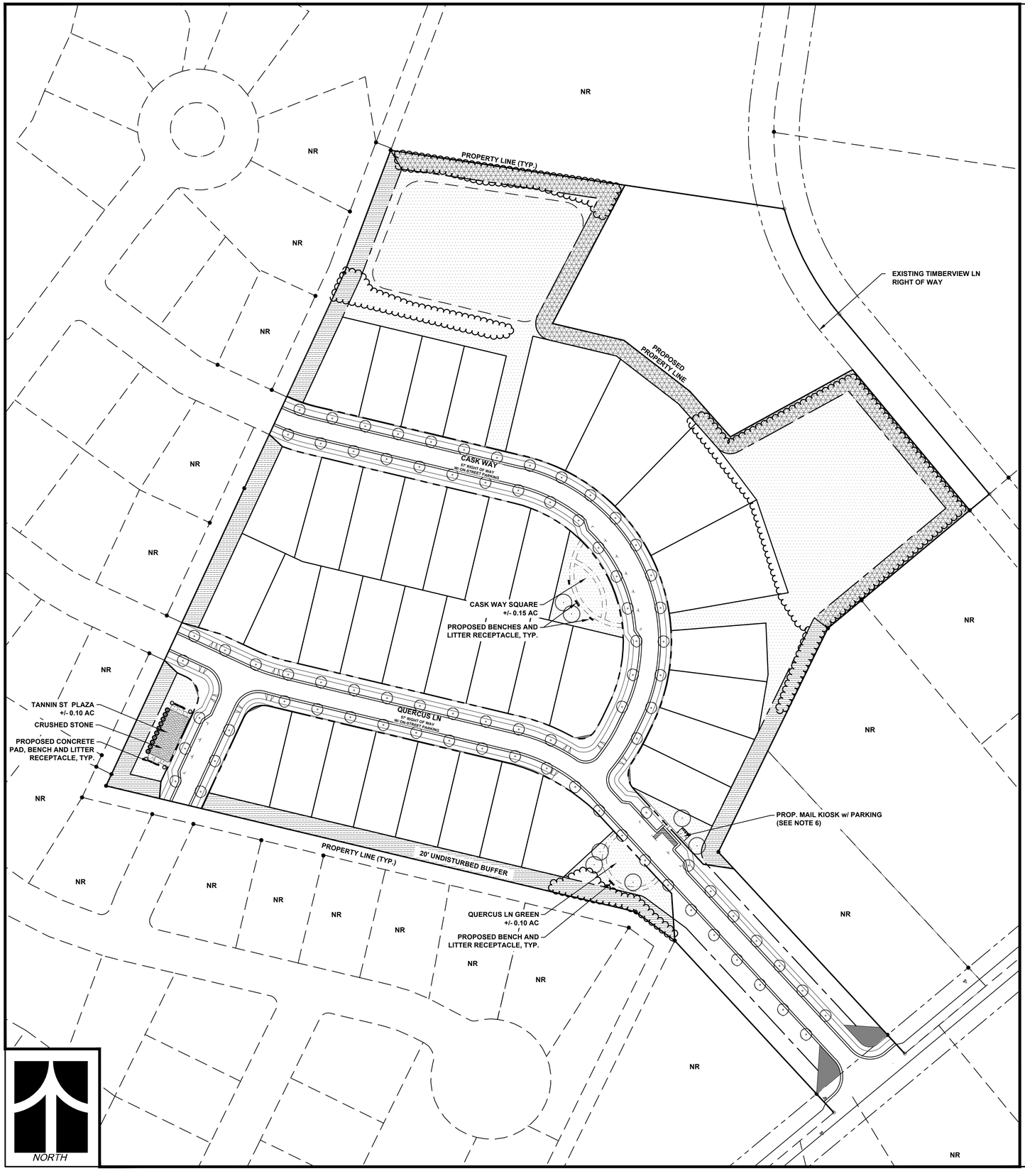
Major Subdivision Sketch Plan Details

PROJECT LOCATION HUNTERSVILLE, NC

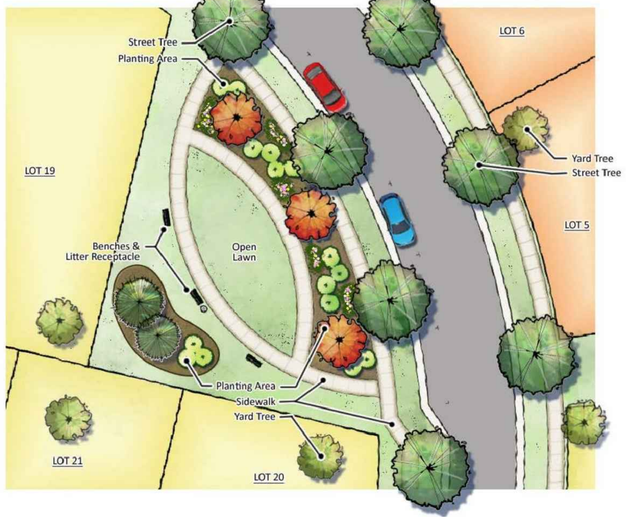
PROJECT NO	1022.100
DRAWING	1022-Major Subdivision Details.dwg
DATE	02/01/2021
DRAWN BY	JB
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

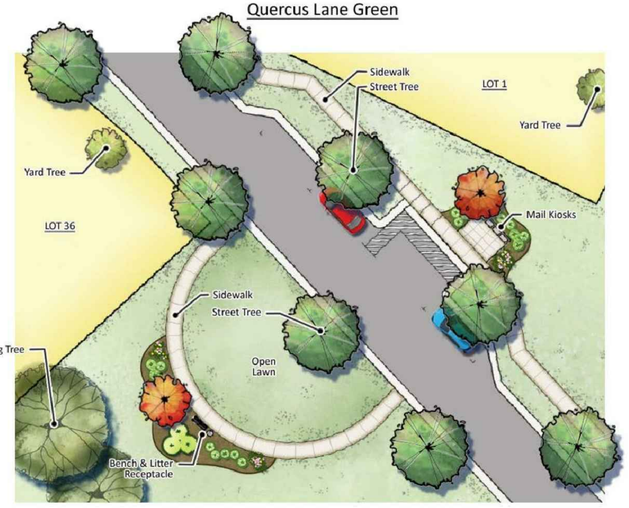
NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS
2	9/08/21	MW	REVISED PER STAFF COMMENTS



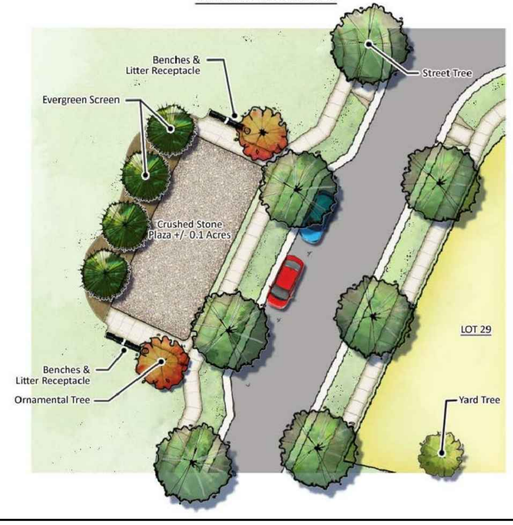
Cask Way Square



Quercus Lane Green



Tannin Street Plaza



ESP

NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

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Blue Heel
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Raleigh, NC 27613

SEALS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-533 ESP ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1432 MATTHEW J. LEVASSEUR

PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Urban Open Space Designs

PROJECT LOCATION HUNTERSVILLE, NC

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FT.

PROJECT NO	*1Q22.100*
DRAWING	*1Q22-Urban Open Space Designs.dwg*
DATE	*09/08/21*
DRAWN BY	*MW*
CHECKED BY	*ML*

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION

5.0

3708 Forestville Road
Raleigh, NC 27613

March 5, 2021

RE: **Community Meeting Invitation**
Ranson Road Site

Dear Neighbor:

Blue Heel Communities has filed a request with the Town of Huntersville to develop approximately 12.30 acres of land zoned NR - Neighborhood Residential in order to accommodate their plans to develop a master planned residential community consisting of 42 single family lots.

Blue Heel Communities is planning on holding a Virtual Community Meeting on March 18, 2021 for the purposes of discussing this proposal with nearby property owners. The Town of Huntersville and Mecklenburg County Tax Assessor's office records indicate that you are an owner of property that adjoins, is located across the street, or is near the site. The subject site is described by Mecklenburg County Tax Parcels 00932109, 00932106, and 00908129.

We invite you to attend this Community Meeting on **March 18, 2021 at 5:30 p.m.** to learn more about the proposed community:

Meeting Details:
March 18, 2021
5:30 p.m. – 7:00 p.m.
Microsoft Teams Virtual Meeting

Join Virtually
Enter **tinyurl.com/9nwu6kwc** in your browser and click "Continue on this browser" to join the meeting

Join by Telephone
Dial: **1 (843) 779 - 7114**
Conference ID: **32969113#**

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this community. Should you have any questions or need additional information, please do not hesitate to contact Matt Gallagher with Blue Heel Communities at matt@blueheeldevelopment.com

Cordially,

Matt Gallagher
Blue Heel Communities

Exhibit A-1

01741101
Charles Richard Jr. Fite
PO Box 2385
Huntersville NC 28070

01707227
Martha Sims Sanders & Rebecca Ellen Holdway
98 Mcarthur Avenue SE
Concord NC 28025

01707228
William W Davis & Mary M Davis
333 Mayberry Lane
Mooresville NC 28115

00932220
DOUGLAS H BLACKER & MARY K BLACKER
8737 SHADETREE ST
HUNTERSVILLE NC 28078

00932219
DALE A SLABAUGH & JAMIE L SLABAUGH
9129 QUARTZ LN,
NAPLES, FL 34120

00932218
ZACHARY MARSHALL STROWD & JULIA W STROWD
8725 SHADETREE ST
HUNTERSVILLE NC 28078

00932217
VICKI ALLEN
8719 SHADETREE ST,
HUNTERSVILLE NC 28078

00932216
KARL V HEUER & DEBRA C HEUER
8713 SHADETREE ST,
HUNTERSVILLE NC 28078

00932215
MICHAEL WESSELER & HEATHER WESSELER
8707 SHADETREE ST
HUNTERSVILLE NC 28078

00932214
NYMPHIA KOUL
8659 SHADETREE ST,
HUNTERSVILLE NC 28078

00932213
MICHAEL CRUMPLER & MASEAN CRUMPLER
8651 SHADETREE ST,
HUNTERSVILLE NC 28078

00932207
EDUARDO JOSE MIESES & LUZ ANNETTE BRISSETTE
9820 QUERCUS LN,
HUNTERSVILLE NC 28078

00932206
JOHN E GRAY & SHANDI M GRAY
9819 QUERCUS LN
HUNTERSVILLE NC 28078

00932201
SPENCER CULLEN HEUER & JENNIFER LEE HEUER
9916 CASK WY,
HUNTERSVILLE NC 28078

00932179
VICTOR LOUIS JR SIRIANNI & JENNIFER MARIE PAULINO
9915 CASK WY,
HUNTERSVILLE NC 28078

00932176
SHIRLEY J PEARSON
8515 SHADETREE ST,
HUNTERSVILLE NC 28078

00932175
CORY D COTTLE & MICHELLE J COTTLE
8511 SHADETREE ST
HUNTERSVILLE NC 28078

00908133
PATRICK F MCHALE & KATHERINE L MCHALE
15235 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908129
SUSAN C KINZLER
15215 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908104
PETER HOHENSEE & CAROLINE HOHENSEE
15300 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908128
DAVID KENNETH SELF & SARA HARMON SELF
15212 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908113
ROY A JR BROOKS & DIANNE B BROOKS
15111 RANSON RD,
HUNTERSVILLE, NC 28078

00908116
SUSAN CANTRELL KINZLER & ROBERT PAUL FENSTERMACHER
15215 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908117
TIMOTHY A HARPER & KELLIE C HARPER
15125 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00932108
CECILLIO DEGUZMAN & SUSANA R DEGUZMAN
15033 RANSON RD,
HUNTERSVILLE, NC 28078

00932107
KEVIN J O`BOYLE
15023 RANSON RD,
HUNTERSVILLE, NC 28078

01714224
MICHAEL ROCKWELL & AMY ROCKWELL
15016 RANSON RD,
HUNTERSVILLE, NC 28078

01714248
GLENN W FERRELL & BARBARA H FERRELL
21827 ADVOCATES CT,
CORNELIUS NC 28031

01714219
EMELE D FERRARA & ERIC S MANFRASS
14924 RANSON RD,
HUNTERSVILLE NC 28078

01714206
GARY B PICKERAL & AMELA T PICKERAL
15028 RANSON RD,
HUNTERSVILLE NC 28078

00908119
RONALD T CATE & PENNY N CATE
15049 RANSON RD,
HUNTERSVILLE NC 28078

00932118
JOSEPH EVINS & SARA EVINS
8732 SHADETREE ST,
HUNTERSVILLE NC 28078

00932120
NATHANIEL F KEPPLER & NICOLE M KEPPLER
9530 HIGHTOWER OAK ST,
HUNTERSVILLE NC 28078

00932157
AMIE LEE SHUFORD & BRIAN BOST SHUFORD
9527 HIGHTOWER OAK ST,
HUNTERSVILLE NC 28078

00932158
DAM STERLING COTO & AMANDA RENEA COTO
8702 SHADETREE ST,
HUNTERSVILLE NC 28078

00932208
EE HERENDEEN & LAURIE HERENDEEN
9814 QUERCUS LN,
HUNTERSVILLE NC 28078

00932209
JENNIFER SHEPHARD & GERWOOD SHEPARD
9808 QUERCUS LN,
HUNTERSVILLE NC 28078

00932210
KALINA CUARISMA-TONEY & TONY CUARISMA-TONEY
9802 QUERCUS LN,
HUNTERSVILLE NC 28078

00932205
CHARLES GIRAULT & NICOLE NAVARRE GIRAULT
9811 QUERCUS LN,
HUNTERSVILLE NC 28078

00932204
TIMOTHY ERIC MOORE & LISA ANN CASPER
9803 QUERCUS LN,
HUNTERSVILLE NC 28078

00932202
NISHA D MASSEY
9910 CASK WY,
HUNTERSVILLE NC 28078

00932203
HEVER YOHANY RENDON ACEVEDO & MONICA YADIRA PEREZ CRESPO
9904 CASK WAY,
HUNTERSVILLE NC 28078

00932178
RYAN WILLIAM ARMSTRONG
9909 CASK WAY,
HUNTERSVILLE NC 28078

00932177
LEE A WEBB & THERESA L WEBB
9903 CASK WY,
HUNTERSVILLE NC 28078

00932174
TERESA C TAYLOR & JASON A TAYLOR
8500 SHADETREE ST,
HUNTERSVILLE NC 28078

932198
COBBLESTONE MANOR COMMUNITY ASSOCIATION, INC.
11405 NORTH COMMUNITY, HOUSE RD SUITE 150,
CHARLOTTE, NC 28277

01714749
HUNTSON RESERVE HOMEOWNERS ASSOCIATION, INC.
2215 AYRSLEY TOWN BLVD, STE G,
CHARLOTTE NC 28273

1747311
VILLAGES AT ROSEDALE HOMEOWNERS ASSOC, INC.
PO BOX 18712,
CHARLOTTE NC 28218

1714711
STONE HOLLOW II HOME OWNERS ASSOC
2857 WESTPORT RD,
CHARLOTTE NC 28208

1714639
STONE HOLLOW HOME OWNERS ASSOC
2847 WESTPORT RD,
CHARLOTTE NC 28208

920201
WYNFIELD PROPERTY OWNERS ASSOCIATION INC
PO BOX 11906,
CHARLOTTE NC 28220

931399
MACAULAY HOMEOWNERS ASSOC OF OF MECKLENBURG INC
5200 77 CENTER DR ,SUITE 141,
CHARLOTTE NC 28217

00932229
TAYLOR MORRISON OF CAROLINAS INC
11405 NORTH COMMUNITY HOUSE RD,
SUITE 150,
CHARLOTTE NC 28277

Planning Director
Jack Simoneau
PO Box 664,
Huntersville, NC 28070

Caroline Sawyer, Planning Technician
PO Box 664,
Huntersville, NC 28070

David Peete, Principal Planner
PO Box 664,
Huntersville, NC 28070

Town Transportation Engineer
Stephen Trott
PO Box 664,
Huntersville, NC 28070

The Honorable John Aneralla, Mayor
15705 Framingham Lane,
Huntersville, NC 28708

The Honorable Melinda Bales, Commissioner
15426 Ranson Road,
Huntersville, NC 28708

The Honorable Dan Boone, Commissioner
317 Southland Road,
Huntersville, NC 28708

The Honorable Mark Gibbons,
Commissioner
13818 Bramborough Road,
Huntersville, NC 28708

The Honorable Charles Guignard,
Commissioner
201 Sherwood Drive,
Huntersville, NC 28708

The Honorable Rob Kidwell,
Commissioner
7603 Rolling Meadows Lane,
Huntersville, NC 28708

The Honorable Danny Phillips,
Commissioner
14720 Brown Mill Road,
Huntersville, NC 28708

Exhibit A-2

3708 Forestville Road
Raleigh, NC 27613

March 5, 2021

RE: **Community Meeting Invitation**
Ranson Road Site

Dear Neighbor:

Blue Heel Communities has filed a request with the Town of Huntersville to develop approximately 12.30 acres of land zoned NR - Neighborhood Residential in order to accommodate their plans to develop a master planned residential community consisting of 42 single family lots.

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Conference ID: **32969113#**

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this community. Should you have any questions or need additional information, please do not hesitate to contact Matt Gallagher with Blue Heel Communities at matt@blueheeldevelopment.com

Cordially,

Matt Gallagher
Blue Heel Communities

Exhibit B

RANSON ROAD CM ATTENDANCE

Meeting Participant:	Parcel Id:	Address:
Bryan Southwick	00932140	9215 Hightower Oak Street
David & Sara Self	00908128	15212 Timberview Lane
Eric Moore	00932204	9803 Quercus Lane
Erik Luhrs	00908116	15101 Ranson Road
Gary & Pam Pickeral	01714206	15028 Ranson Road
Hunter Blacker	00932220	8737 Shadetree Street
John Gray	00932206	9819 Quercus Lane
John Lapak	00932151	9405 Hightower Oak Street
Kevin & Patricia O'Boyle	00932107	15023 Ranson Road
Laurie Ann Herendeen	00932208	9814 Quercus Lane
Lee Webb	00932177	9903 Cask Way
Michael Wesseler	00932215	8707 Shadetree Street
Patrick McHale	00908133	15235 Timberview Lane
Peter & Caroline Hohensee	00908104	15300 Timberview Lane
Ryan Simpson		
Susan Kinzler	00908116	15101 Ranson Road
Timothy & Kellie Harper	00908117	15125 Timberview Lane

ESP Associates Employees:

Emily Long

Matt Levesque

Micah Jeffcoat

Blue Heel:

Matt Gallagher

Irvin Law Group:

Susan Irvin

Town of Huntersville:

Brian Richards (Assistant Planning Director)

Dan Boone (Town Commissioner)

Jennifer Davis (Vice Chair of Planning Board)

Sierra Saumenig (Senior Planner)

Exhibit C

Ranson Road Site

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com

blue heel COMMUNITIES

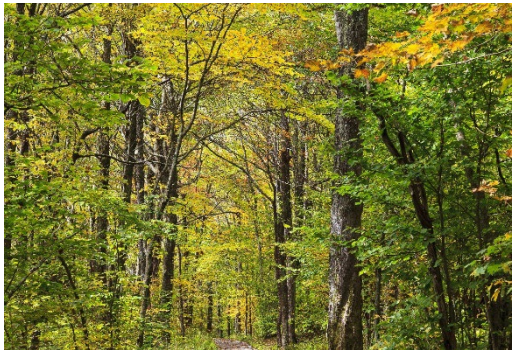
AGENDA

I. INTRODUCTION

II. BLUE HEEL COMMUNITIES

III. PROJECT PROCESS

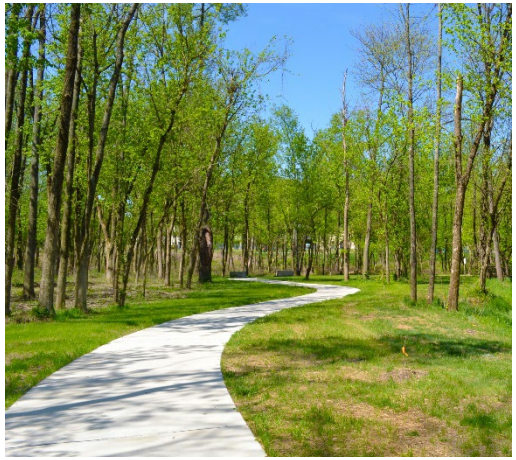
IV. RANSON ROAD SITE



INTRODUCTION

INTRODUCTION

- Blue Heel Communities
  - Matt Gallagher
- ESP Associates – Land Planning / Rezoning / Civil Engineering
  - Matt Levesque
- Irvin Law Group
  - Susan Irvin

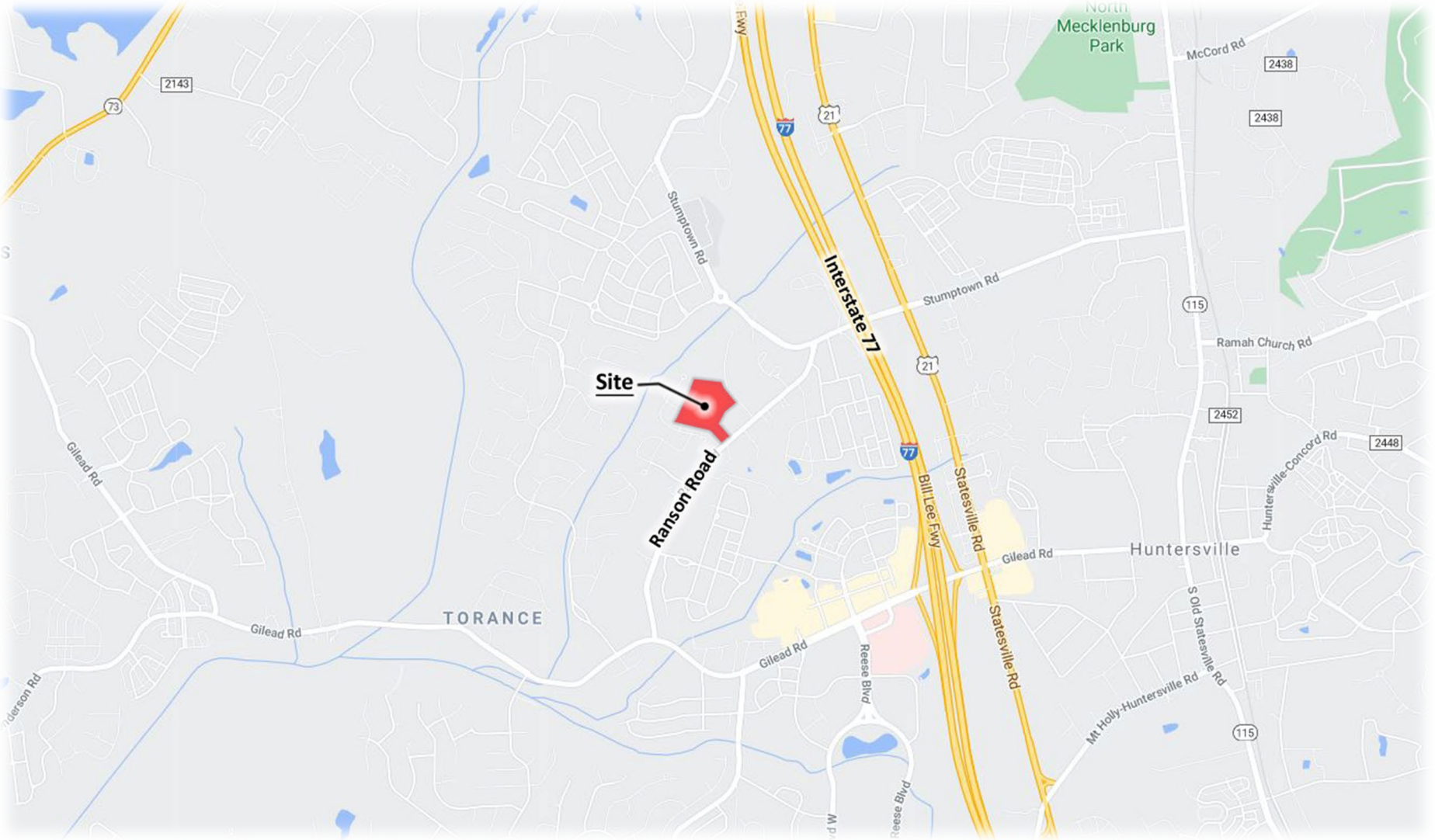


PROCESS/PROJECT SCHEDULE

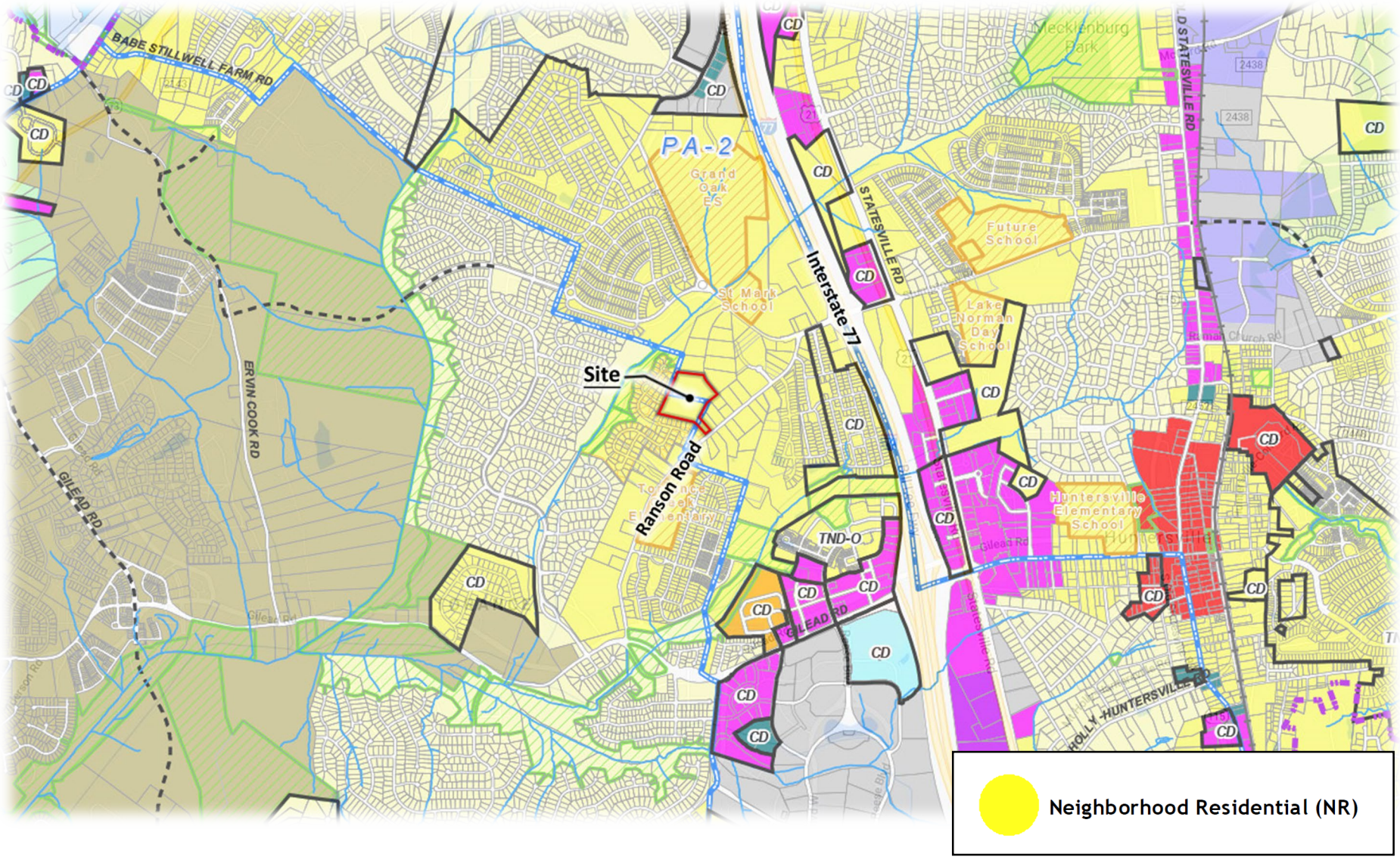
○ February 1, 2021	Project Submittal
○ March 18, 2021	Required Neighborhood Meeting
○ April 27, 2021	Planning Board Meeting
○ May 17, 2021	Town Board Meeting

RANSON ROAD SITE

SITE CONTEXT



EXISTING ZONING



SITE AERIAL

- Site Acreage:
  - 12.30 Acres
- Existing Zoning:
  - NR

ILLUSTRATIVE PLAN

- Total Acres: 12.30
- Up to 42 Units
- 51'x110' Lots
- 3.41 DU/AC
- Open Space: 29,014 SF
- Tree Save: 1.23 Acres (10% Min.)

- Setbacks & Build-to-lines:
  - Front BTL Range: 10' - 20'
  - Rear: 25'
  - Side: 5'

QUESTIONS?

- For additional questions and information please email:
  - mlevesque@espassociates.com
  - matt@blueheeldevelopment.com
  - susan@irvinlawgroup.com

RANSON ROAD SITE
COMMUNITY MEETING SUMMARY
MARCH 18, 2021
5:30 pm – 7:00 pm

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A-1** attached. A copy of the written notice **Exhibit A-2** attached was sent via U.S. Mail.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting for the Ranson Road Site was held on Thursday, March 18, 2021 from 5:30 p.m. to 7:00 p.m. digitally through a Microsoft Teams video conference. Both video conference and dial-in phone conference options were available for participants.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the attached attendance sheets **Exhibit B.**

INTRODUCTION & SUMMARY OF PROJECT:

Items presented at the Neighborhood Meeting included a PowerPoint presentation **(Exhibit C)**.

DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:

- This evening's Community Meeting is being held in order to update neighbors about the project and timing of next steps.
- Blue Heel Communities seeks to develop a single-family residential community under existing "NR" zoning in Huntersville, NC. The project would include up to 42 homes. The proposed density for the site is about 3.41 Dwelling Units/Acre.
- The current schedule for the project is as follows:
    - Planning Board Meeting – April 27,2021
    - Town Board Meeting – May 17, 2021
    - It was discussed that the dates are tentative based on the current staff review of plans and that updated meeting information would be posted on the City website.
- Residents asked about the style of the homes, and whether or not there will be a model in the neighborhood. The intention is for the homes to be 1½ - 2 story, age-targeted homes. It is undecided whether or not Blue Heel will place a model on the new development, and is dependent on the timing of their project in Lake Wylie.
- A question was raised regarding requirements to form a stub to Timberview Lane. Based off of meetings with staff, a stub will not be required to Timberview Lane, as it is a private street.
- Concerns were raised over the density of the project, and if it would be high enough to trigger a Traffic Impact Analysis. The project contains 42 lots, which does not meet the threshold for a full TIA.
- The purpose of the water quality measure on the Northern portion of the site was clarified. The water quality is required for site drainage and serves as a basin to temporarily hold and filter water. There is a lengthy permitting and engineering process for these areas. As of right now, no concrete will be implemented in the water quality features.

- A resident asked about building separation and how this site's standards compared to surrounding developments. There will be a 5' side setback from the property line. This will give 10' of separation between built houses.
- A couple residents asked about the setback between Timberview Lane and the area dedicated as a "Mini Park". There will be a new property line as well as a 20' undisturbed buffer between Timberview Lane and the open space. There will also be some tree save, which will give additional space between the park and adjacent road.
- A resident asked if the existing Cobblestone neighborhood would receive a Traffic Impact Analysis with the new development in mind. This site does not meet the dwelling unit threshold for a TIA. The site will function as its own subdivision, and will have separate egress.
- A resident on Quercus Lane whose property lies adjacent to the proposed property line asked how we planned on keeping runoff away from the other lots adjacent to the 20' undisturbed buffer. There is a steep drop-off here, and clarity was needed on how the buffer will function. A silt fence and road control will start inside the proposed property line. The buffer area will remain undisturbed and could give up to 40' of space between the existing houses and new houses.
- Residents asked what features would be in the "Mini Park" and who would be able to use it. The intention is for the Mini Park to have walking trails, benches, and serve as passive open space. The park will be owned and maintained by the HOA. The park will be roughly 60' from Timberview Lane, and will not need a building permit. At this time, the park has not been designed or graded.
- Questions were asked about the anticipated construction timeline. The project will need Town Board approval, and then construction drawings can begin. Several months of reviews and redlines will follow. After infrastructure and stabilizing, a finished plat will be required, then Blue Hell will be able to start selling and constructing homes. At this time there is no definite timeframe. The process from start to finish could take several years.
- A resident asked if any improvements would be made along Ranson Road. Sidewalks will be constructed up to the property line along Ranson Road. Nothing beyond this point has been planned. This might come up in discussions during the post-approval process.
- A resident asked about the "Owner Retained Area" and if Timberview Lane would look any different. Timberview Lane should remain unaffected.
- There were concerns regarding the demographic of the community and how this would affect capacity at the local schools. The intention is for this to be an age-targeted community, however this is not absolutely set. A report from CMS will be outlined, however it is still too early in the process to reach out.
- A resident asked what the "Proposed Tannin Street Plaza" would look like at completion. The plaza will serve as open space with pavers, seating, and landscaping.
- A resident adjacent to the main site entrance expressed concerns over a storm drain easement running across the site entrance. This area will be taken into consideration. Storm water detention or collection could be implemented if area is prone to flooding.
- A resident adjacent to the main site entrance requested a larger buffer from their property to the proposed public right-of-way. The site has been design under existing zoning standards, and has abided by the 20' buffer required by the town.
- Concerns were raised regarding wildlife and how they would be impacted by the project. Wildlife has not been considered yet, and is not a part of the review process.
- Residents asked how the project would affect septics and well water. This will be coordinated with the town. The water quality measure has been design to capture stormwater runoff in order to prevent this.
- Questions were raised regarding the price points of the homes being built. At this time, prices have not been set due to varying development costs.

- A resident asked about the amount of square footage between lots. At this time, it is difficult to give a precise square footage between lots.
- A resident asked what the CCR's associated with the purchased property would look like. This is dependent on the architectural review board, and their applicability is still in litigation. Blue Hell is still trying to understand which aspects of the CCR's will apply.
- A resident asked when Blue Hell intended to close on the Kinsler property. This will occur when construction drawings are approved prior to development.
- Questions were raised regarding on-street parking and the 57' right-of-way. The 57' public right-of-way has been determined by the town and is required under existing zoning.

December 21, 2020

Mr. Matt Gallagher
Blue Heel Development
9606 Bailey Road
Suite 265
Cornelius, NC 28031

SUBJECT: WILLINGNESS TO SERVE
RANSON ROAD SITE
15013 RANSON ROAD, HUNTERSVILLE, NC 28078

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **RANSON ROAD SITE** development, it was determined that there is currently sufficient capacity to accommodate the proposed sewer flow (**7,980** *gallons per day*), at the connection point(s) indicated on the submitted exhibit plan for transmission to the ***McDowell Creek*** *Waste Water Treatment Plant;(*NPDES permit number **NC0036277**),

Please note that the availability of flow is subject to change and that this **Willingness to Serve (WTS) review does not guarantee future capacity or reserve capacity in the public sewer system. A full CAP application with fully engineered site utility plan must be submitted and approved to reserve sewer capacity for this project**. Please contact new Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # **0160010**, on file with the Public Water Supply Section of NC DEQ. However, CLTWater cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

Guillermo Anzola

Guillermo Anzola
Engineering Assistant

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Ranson Rd Site

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 36 single family detached dwellings under zoning NR.

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 18 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
TORRENCE CREEK ELEMENTARY	48.00	35	737	537	137%	7	**137%**
FRANCIS BRADLEY MIDDLE	56	53	1108	1049	106%	4	**106%**
HOPEWELL HIGH	94.5	100	1755	1857	95%	7	**95%**

The total estimated capital cost of providing the additional school capacity for this new development is $386,000; calculated as follows:

Elementary School: 7 x $34,000 = $238,000

Middle School: 4 x $37,000 = $148,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Emily Sloop, Town Attorney

Date: September 20, 2021

Subject: Approve Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation.

EXPLAIN REQUEST:

Approve Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Final Opioid MOA
2. Signature pages - Opioid MOA

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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Background Statement

Capitalized terms not defined below have the meanings set forth in the Definitions section of the Statement of Agreement.

WHEREAS, the State of North Carolina (the "State"), North Carolina counties and municipalities, and their people have been harmed by misconduct committed by certain entities that engage in or have engaged in the manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic ("Pharmaceutical Supply Chain Participants"); and

WHEREAS, certain North Carolina counties and municipalities, through their counsel, and the State, through its Attorney General, are separately engaged in ongoing investigations, litigation and settlement discussions seeking to hold Pharmaceutical Supply Chain Participants accountable for the damage caused by their misconduct; and

WHEREAS, the State and the Local Governments share a common desire to abate and alleviate the impacts of the misconduct described above throughout North Carolina and in its local communities; and

WHEREAS, while the Local Governments and the State recognize the sums which may be available from the aforementioned litigation will likely be insufficient to fully abate the public health crisis caused by the opioid epidemic, they share a common interest in dedicating the most resources possible to the abatement effort; and

WHEREAS, settlements resulting from the investigations and litigation with Johnson & Johnson, AmerisourceBergen, Cardinal Health, and McKesson are anticipated to take the form of a National Settlement Agreement; and

WHEREAS, this Memorandum of Agreement ("MOA") is intended to facilitate compliance by the State and by the Local Governments with the terms of the National Settlement Agreement and, to the extent appropriate, in other settlements related to the opioid epidemic reached by the state of North Carolina; and

WHEREAS, North Carolina's share of settlement funds from the National Settlement Agreement will be maximized only if all North Carolina counties, and municipalities of a certain size, participate in the settlement; and

WHEREAS, the National Settlement Agreement will set a default allocation between each state and its political subdivisions unless they enter into a state-specific agreement regarding the distribution and use of settlement amounts (a "State-Subdivision Agreement"); and

WHEREAS, this MOA is intended to serve as such a State-Subdivision Agreement under the National Settlement Agreement; and

WHEREAS, the aforementioned investigations and litigation have caused some Pharmaceutical Supply Chain Participants to declare bankruptcy, and it may cause additional entities to declare bankruptcy in the future; and

WHEREAS, this MOA is also intended to serve as a State-Subdivision Agreement under resolutions of claims concerning alleged misconduct in manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic entered in bankruptcy court that provide for payments (including payments through a trust) to both the State and North Carolina counties and municipalities and allow for the allocation between a state and its political subdivisions to be set through a state-specific agreement ("Bankruptcy Resolutions"); and

WHEREAS, specifically, this MOA is intended to serve under the Bankruptcy Resolution concerning Purdue Pharma L.P. as a statewide abatement agreement, and under this MOA, a statewide abatement agreement is a type of State-Subdivision Agreement.

Statement of Agreement

The parties hereto agree as follows:

A. Definitions

As used in this MOA:

The terms "Bankruptcy Resolution," "MOA," "Pharmaceutical Supply Chain Participant," "State," and "State-Subdivision Agreement" are defined in the recitals to this MOA.

"Coordination group" refers to the group described in **Section E.7** below.

"County Incentive Fund" is defined in **Section G** below.

"Governing Body" means (1) for a county, the county commissioners of the county, and (2) for a municipality, the elected city council, town council, board of commissioners, or board of aldermen for the municipality.

"Incentive Eligible Local Government" is defined in **Section G** below.

"Local Abatement Funds" are defined in **Section B.2** below.

"Local Government" means all counties and municipalities located within the geographic boundaries of the State of North Carolina that have chosen to sign on to this MOA.

"MDL Matter" means the matter captioned *In re: National Prescription Opiate Litigation,* MDL 2804 pending in the United States District Court for the Northern District of Ohio.

"MDL Parties" means all parties who participated in the matter captioned *In re: National Prescription Opiate Litigation,* MDL 2804 pending in the United States District Court for the Northern District of Ohio as Plaintiffs.

"National Settlement Agreement" means a national opioid settlement agreement with the Parties and one or all of the Settling Defendants concerning alleged misconduct in manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic.

"Opioid Settlement Funds" shall mean all funds allocated by the National Settlement Agreement and any Bankruptcy Resolutions to the State or Local Governments for purposes of opioid remediation activities or restitution, as well as any repayment of those funds and any interest or investment earnings that may accrue as those funds are temporarily held before being expended on opioid remediation strategies. Not included are funds made available in the National Settlement Agreement or any Bankruptcy Resolutions for the payment of the Parties' litigation expenses or the reimbursement of the United States Government.

"Parties" means the State of North Carolina and the Local Governments.

"Settling Defendants" means Johnson & Johnson, AmerisourceBergen, Cardinal Health, and McKesson, as well as their subsidiaries, affiliates, officers, and directors named in a National Settlement Agreement.

"State Abatement Fund" is defined in **Section B.2** below.

B. Allocation of Settlement Proceeds

1. Method of distribution. Pursuant to the National Settlement Agreement and any Bankruptcy Resolutions, Opioid Settlement Funds shall be distributed directly to the State and to Local Governments in such proportions and for such uses as set forth in this MOA, provided Opioid Settlement Funds shall not be considered funds of the State or any Local Government unless and until such time as each annual distribution is made.

2. Overall allocation of funds. Opioid Settlement Funds shall be allocated as follows: (i) 15% directly to the State ("State Abatement Fund"), (ii) 80% to abatement funds established by Local Governments ("Local Abatement Funds"), and (iii) 5% to a County Incentive Fund described in **Section G** below.

3. Allocation of funds between Local Governments. The Local Abatement Funds shall be allocated to counties and municipalities in such proportions as set forth in **Exhibit G**, attached hereto and incorporated herein by reference, which is based upon the MDL Matter's Opioid Negotiation Class Model. The proportions shall not change based on population changes during the term of the MOA. However, to the extent required by the terms of the National Settlement Agreement, the proportions set forth in **Exhibit G** shall be adjusted: (i) to provide no payment from the National Settlement Agreement to any listed county or municipality that does not participate in the National Settlement Agreement; and (ii) to provide a reduced payment from the National Settlement Agreement to any listed county or municipality that signs onto the National Settlement Agreement after the initial participation deadline.

4. Municipal allocations. Within counties and municipalities:

a. Local Governments receiving payments. The proportions set forth in **Exhibit G** provide for payments directly to (i) all North Carolina counties, (ii) North Carolina municipalities with populations over 75,000 based on the United States Census Bureau's Vintage 2019 population totals, and (iii) North Carolina municipalities who are also MDL Parties as of January 1, 2021.

b. Municipality may direct payments to county. Any municipality allocated a share in **Exhibit G** may elect to have its share of current or future annual distributions of Local Abatement Funds instead directed to the county or counties in which it is located. Such an election may be made by January 1 each year to apply to the following fiscal year. If a municipality is located in more than one county, the municipality's funds will be directed based on the MDL Matter's Opioid Negotiation Class Model.

5. Use of funds for opioid remediation activities. This MOA requires that except as related to the payment of the Parties' litigation expenses and the reimbursement of the United States Government, all Opioid Settlement Funds, regardless of allocation, shall be utilized only for opioid remediation activities.

6. Relationship of this MOA to other agreements and resolutions. All Parties acknowledge and agree the National Settlement Agreement will require a Local Government to release all its claims against the Settling Defendants to receive Opioid Settlement Funds. All Parties further acknowledge and agree based on the terms of the National Settlement Agreement, a Local Government may receive funds through this MOA only after complying with all requirements set forth in the National Settlement Agreement to release its claims. This MOA is not a promise from any Party that any National Settlement Agreement or Bankruptcy Resolution will be finalized or executed.

C. Payment of Litigating and Non-Litigating Parties

No Party engaged in litigating the MDL Matter shall receive a smaller payment than a similarly situated non-litigating Party, other than as based on the Allocation Proportions in **Exhibit G** or based on the eligibility criteria for payments from the County Incentive Fund as provided by **Section G** below.

D. Special Revenue Fund

1. Creation of special revenue fund. Every Local Government receiving Opioid Settlement Funds shall create a separate special revenue fund, as described below, that is designated for the receipt and expenditure of the Opioid Settlement Funds.

2. Procedures for special revenue fund. Funds in this special revenue fund shall not be commingled with any other money or funds of the Local Government. The funds in the

special revenue fund shall not be used for any loans or pledge of assets, unless the loan or pledge is for an opioid remediation purpose consistent with the terms of this MOA and adopted under the process described in **Section E.6** below. Although counties or municipalities may make contracts with or grants to a nonprofit, charity, or other entity, counties or municipalities may not assign to another entity their rights to receive payments from the national settlement or their responsibilities for funding decisions.

3. Interest earned on special revenue fund. The funds in the special revenue fund may be invested, consistent with the investment limitations for local governments, and may be placed in an interest-bearing bank account. Any interest earned on the special revenue fund must be used in a way that is consistent with this MOA.

E. Opioid Remediation Activities.

1. Limitation on use of funds. Local Governments shall expend Opioid Settlement Funds only for opioid-related expenditures consistent with the terms of this MOA and incurred after the date of the Local Government's execution of this MOA, unless execution of the National Settlement Agreement requires a later date.

2. Opportunity to cure inconsistent expenditures. If a Local Government spends any Opioid Settlement Funds on an expenditure inconsistent with the terms of this MOA, the Local Government shall have 60 days after discovery of the expenditure to cure the inconsistent expenditure through payment of such amount for opioid remediation activities through budget amendment or repayment.

3. Consequences of failure to cure inconsistent expenditures. If a Local Government does not make the cure required by **Section E.2** above within 60 days, (i) future Opioid Fund payments to that Local Government shall be reduced by an amount equal to the inconsistent expenditure, and (ii) to the extent the inconsistent expenditure is greater than the expected future stream of payments to the Local Government, the Attorney General may initiate a process up to and including litigation to recover and redistribute the overage among all eligible Local Governments. The Attorney General may recover any litigation expenses incurred to recover the funds. Any recovery or redistribution shall be distributed consistent with **Sections B.3 and B.4** above.

4. Annual meeting of counties and municipalities within each county. Each county receiving Opioid Settlement Funds shall hold at least one annual meeting with all municipalities in the Local Government's county invited in order to receive input as to proposed uses of the Opioid Settlement Funds and to encourage collaboration between local governments both within and beyond the county. These meetings shall be open to the public.

5. Use of settlement funds under Option A and Option B. Local Governments shall spend Opioid Settlement Funds from the Local Abatement Funds on opioid remediation activities using either or both of the processes described as Option A and Option B below, unless the relevant National Settlement Agreement or Bankruptcy Resolution further limit the spending.

a. Option A.

i. Without any additional strategic planning beyond the meeting described in **Section E.4** above, Local Governments may spend Opioid Settlement Funds from the list of High-Impact Opioid Abatement Strategies attached as **Exhibit A**. This list is a subset of the initial opioid remediation strategies listed in the National Settlement Agreement.

ii. **Exhibit A** may be modified as set forth in Exhibit D below; provided, however, that any strategy listed on **Exhibit A** must be within the list of opioid remediation activities for the then-current National Settlement Agreement. Opioid remediation activities undertaken under a previously authorized strategy list may continue if they were authorized at the time of the Local Government's commitment to spend funds on that activity.

b. Option B.

i. A Local Government that chooses to participate in additional voluntary, collaborative, strategic planning may spend Opioid Settlement Funds from the broader list of categories found in **Exhibit B**. This list contains all the initial opioid remediation strategies listed in the National Settlement Agreement.

ii. Before spending any funds on any activity listed in **Exhibit B**, but not listed on **Exhibit A**, a Local Government must first engage in the collaborative strategic planning process described in **Exhibit C**. This process shall result in a report and non-binding recommendations to the Local Government's Governing Body described in **Exhibit C** (right-hand column).

iii. A Local Government that has previously undertaken the collaborative strategic planning process described in **Exhibit C** and wishes to continue implementing a strategy listed in **Exhibit B**, but not listed in **Exhibit A**, shall undertake a new collaborative strategic planning process every four years (or more often if desired).

iv. A Local Government that has previously undertaken the collaborative strategic planning process described in **Exhibit C** that wishes to implement a new strategy listed in **Exhibit B** but not listed in **Exhibit A**, shall undertake a new collaborative strategic planning process.

v. Two or more Local Governments may undertake a single collaborative strategic planning process resulting in a report and recommendations to all of the Local Governments involved.

6. Process for drawing from special revenue funds.

    a. Budget item or resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.

    b. Budget item or resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in **Exhibit A** or **Exhibit B** to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.

7. Coordination group. A coordination group with the composition and responsibilities described in **Exhibit D** shall meet at least once a year during the first three years that this MOA is in effect. Thereafter, the coordination group shall meet at least once every three years until such time as Opioid Settlement Funds are no longer being spent by Local Governments.

F. Auditing, Compliance, Reporting, and Accountability

1. Audits under Local Government Budget and Fiscal Control Act. Local Governments' Opioid Settlement Funds are subject to financial audit by an independent certified public accountant in a manner no less than what is required under G.S. 159-34. Each Local Government must file an annual financial audit of the Opioid Settlement Funds with the Local Government Commission. If any such audit reveals an expenditure inconsistent with the terms of this MOA, the Local Government shall immediately report the finding to the Attorney General.

2. Audits under other acts and requirements. The expenditure of Opioid Settlement Funds is subject to the requirements of the Local Government Budget and Fiscal Control Act, Chapter 159 of the North Carolina General Statutes; Local Government Commission rules; the Federal Single Audit Act of 1984 (as if the Opioid Settlement Funds were federal funds); the State Single Audit Implementation Act; Generally Accepted Government Auditing Standards; and all other applicable laws, rules, and accounting standards. For expenditures for which no compliance audit is required under the Federal Single Audit Act of 1984, a compliance audit shall be required under a compliance supplement approved by the coordination group.

3. Audit costs. Reasonable audit costs that would not be required except for this Section F may be paid by the Local Government from Opioid Settlement Funds..

4. Access to persons and records. During and after the term of this MOA, the State Auditor and Department of Justice shall have access to persons and records related to this MOA and expenditures of Opioid Settlement Funds to verify accounts and data affecting fees or

performance. The Local Government manager/administrator is the point of contact for questions that arise under this MOA.

5. Preservation of records. The Local Government must maintain, for a period of at least five years, records of Opioid Settlement Fund expenditures and documents underlying those expenditures, so that it can be verified that funds are being or have been utilized in a manner consistent with the National Settlement Agreement, any Bankruptcy Resolutions, and this MOA.

6. Reporting.

   a. Annual financial report required. In order to ensure compliance with the opioid remediation provisions of the National Settlement Agreement, any Bankruptcy Resolutions, and this MOA, for every fiscal year in which a Local Government receives, holds, or spends Opioid Settlement Funds, the county or municipality must submit an annual financial report specifying the activities and amounts it has funded.

   b. Annual financial report timing and contents. The annual financial report shall be provided to the North Carolina Attorney General by emailing the report to opioiddocs@ncdoj.gov, within 90 days of the last day of the state fiscal year covered by the report. Each annual financial report must include the information described on **Exhibit E**.

   c. Reporting to statewide opioid settlement dashboard. Each Local Government must provide the following information to the statewide opioid settlement dashboard within the stated timeframes:

      i. The budget or resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for a specific purpose or purposes during a specified period of time as described in **Section E.6.b** above (within 90 days of the passage of any such budget or resolution);
      ii. If the Local Government is using Option B, the report(s) and non-binding recommendations from collaborative strategic planning described in **Section E.5.b.ii** above and **Exhibit C** (right hand column) (within 90 days of the date the report and recommendations are submitted to the local governing body for consideration);
      iii. The annual financial reports described in Section F.6.a and **Exhibit E** (within 90 days of the end of the fiscal year covered by the report); and
      iv. The impact information described in **Exhibit F** (within 90 days of the end of the fiscal year covered by the report).

      The State will create an online portal with instructions for Local Governments to report or upload each of these four items by electronic means.

d. Copy to NCDOJ of any additional reporting. If the National Settlement Agreement or any Bankruptcy Resolutions require that a Local Government file, post, or provide a report or other document beyond those described in this MOA, or if any Local Government communicates in writing with any national administrator or other entity created or authorized by the National Settlement Agreement or any Bankruptcy Resolutions regarding the Local Government's compliance with the National Settlement Agreement or Bankruptcy Resolutions, the Local Government shall email a copy of any such report, document, or communication to the North Carolina Department of Justice at opioiddocs@ncdoj.gov.

e. Compliance and non-compliance.

i. Every Local Government shall make a good faith effort to comply with all of its reporting obligations under this MOA, including the obligations described in **Section F.6.c** above.

ii. A Local Government that engages in a good faith effort to comply with its reporting obligations under **Section F.6.c** but fails in some way to report information in an accurate, timely, or complete manner shall be given an opportunity to remedy this failure within a reasonable time.

iii. A Local Government that does not engage in a good faith effort to comply with its reporting obligations under this MOA, or that fails to remedy reporting issues within a reasonable time, may be subject to action for breach of contract.

iv. Notwithstanding anything to the contrary herein, a Local Government that is in substantial compliance with the reporting obligations in this MOA shall not be considered in breach of this MOA or in breach of contract.

7. Collaboration. The State and Local Governments must collaborate to promote effective use of Opioid Settlement Funds, including through the sharing of expertise, training, technical assistance. They will also coordinate with trusted partners to collect and share information about successful regional and other high-impact strategies and opioid treatment programs.

G. County Incentive Fund

A Local Government receiving Settlement Proceeds pursuant to **Section B.4.a** shall be an Incentive Eligible Local Government if every municipality in the Local Government's county with population of at least 30,000 has executed this MOA by October 1, 2021, but no later than any such deadline set in the National Settlement Agreement for the highest possible participation in incentive structures for North Carolina. Each Incentive Eligible Local Government shall receive a share of the 5% County Incentive Fund set forth in **Section B.2.iii**, distributed pro rata among only Incentive Eligible Local Governments as set forth in **Exhibit G**. For purposes of the calculations required by this Section, populations will be based on United States Census Bureau's Vintage 2019 population totals, and a municipality with populations in multiple counties will be counted only toward the county which has the largest share of that municipality's population.

H. Effectiveness

1. When MOA takes effect. This MOA shall become effective at the time a sufficient number of Local Governments have joined the MOA to qualify this MOA as a State-Subdivision Agreement under the National Settlement Agreement or any Bankruptcy Resolution. If this MOA does not thereby qualify as a State-Subdivision Agreement, this MOA will have no effect.

2. Amendments to MOA.

    a. Amendments to conform to final national documents. The Attorney General, with the consent of a majority vote from a group of Local Government attorneys appointed by the Association of County Commissioners, may initiate a process to amend this MOA to make any changes required by the final provisions of the National Settlement Agreement or any Bankruptcy Resolution. The Attorney General's Office will provide written notice of the necessary amendments to all the previously joining parties. Any previously joining party will have a two-week opportunity to withdraw from the MOA. The amendments will be effective to any party that does not withdraw.

    b. Coordination group. The coordination group may make the changes authorized in **Exhibit D**.

    c. No amendments to allocation between Local Governments. Notwithstanding any other provision of this MOA, the allocation proportions set forth in **Exhibit G** may not be amended.

    d. General amendment power. After execution, the coordination group may propose other amendments to the MOA, subject to the limitation in **Section H.2.c** above. Such amendments will take effect only if approved in writing by the Attorney General and at least two-thirds of the Local Governments who are Parties to this MOA. In the vote, each Local Government Party will have a number of votes measured by the allocation proportions set forth in **Exhibit G**.

3. Acknowledgement. The Parties acknowledge that this MOA is an effective and fair way to address the needs arising from the public health crisis due to the misconduct committed by the Pharmaceutical Supply Chain Participants.

4. When MOA is no longer in effect. This MOA is effective until one year after the last date on which any Opioid Settlement Funds are being spent by Local Governments pursuant to the National Settlement Agreement and any Bankruptcy Resolution.

5. Application of MOA to settlements and bankruptcy resolutions. This MOA applies to all settlements under the National Settlement Agreement with the Settling Defendants and any Bankruptcy Resolutions. The Parties agree to discuss the use, as the Parties may deem appropriate in the future, of the settlement terms set out herein (after any necessary

amendments) for resolutions with Pharmaceutical Supply Chain Participants not covered by the National Settlement Agreement or a Bankruptcy Resolution.

6. Applicable law and venue. Unless required otherwise by the National Settlement Agreement or a Bankruptcy Resolution, this MOA shall be interpreted using North Carolina law and any action related to the provisions of this MOA must be adjudicated by the Superior Court of Wake County. If any provision of this MOA is held invalid by any court of competent jurisdiction, this invalidity does not affect any other provision which can be given effect without the invalid provision.

7. Scope of MOA. The Parties acknowledge that this MOA does not excuse any requirements placed upon them by the terms of the National Settlement Agreement or any Bankruptcy Resolution, except to the extent those terms allow for a State-Subdivision Agreement to do so.

8. No third party beneficiaries. No person or entity is intended to be a third party beneficiary of this MOA.

9. No effect on authority of parties. Nothing in this MOA shall be construed to affect or constrain the authority of the Parties under law.

10. Signing and execution of MOA. This MOA may be signed and executed simultaneously in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. A signature transmitted by facsimile or electronic image shall be deemed an original signature for purposes of executing this MOA. Each person signing this MOA represents that he or she is fully authorized to enter into the terms and conditions of, and to execute, this MOA, and that all necessary approvals and conditions precedent to his or her execution have been satisfied.

(Signature pages follow.)

Signature pages will be structured as one page for the State of North Carolina, followed by separate signature pages for each county.

These signature pages will also include blanks for the county's municipalities.

To avoid having 101 signature pages in the middle of this file, the signature pages are in a separate document.

EXHIBIT A TO NC MOA:
HIGH-IMPACT OPIOID ABATEMENT STRATEGIES ("OPTION A" List)

In keeping with the National Settlement Agreement, opioid settlement funds may support programs or services listed below that serve persons with Opioid Use Disorder (OUD) or any co-occurring Substance Use Disorder (SUD) or mental health condition.

As used in this list, the words "fund" and "support" are used interchangeably and mean to create, expand, or sustain a program, service, or activity.

1. **Collaborative strategic planning.** Support collaborative strategic planning to address opioid misuse, addiction, overdose, or related issues, including staff support, facilitation services, or any activity or combination of activities listed in Exhibit C to the MOA (collaborative strategic planning).

2. **Evidence-based addiction treatment.** Support evidence-based addiction treatment consistent with the American Society of Addiction Medicine's national practice guidelines for the treatment of opioid use disorder – including Medication-Assisted Treatment (MAT) with any medication approved for this purpose by the U.S. Food and Drug Administration – through Opioid Treatment Programs, qualified providers of Office-Based Opioid Treatment, Federally Qualified Health Centers, treatment offered in conjunction with justice system programs, or other community-based programs offering evidence-based addiction treatment. This may include capital expenditures for facilities that offer evidence-based treatment for OUD. (If only a portion of a facility offers such treatment, then only that portion qualifies for funding, on a pro rata basis.)

3. **Recovery support services.** Fund evidence-based recovery support services, including peer support specialists or care navigators based in local health departments, social service offices, detention facilities, community-based organizations, or other settings that support people in treatment or recovery, or people who use drugs, in accessing addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need to improve their health or well-being.

4. **Recovery housing support.** Fund programs offering recovery housing support to people in treatment or recovery, or people who use drugs, such as assistance with rent, move-in deposits, or utilities; or fund recovery housing programs that provide housing to individuals receiving Medication-Assisted Treatment for opioid use disorder.

5. **Employment-related services.** Fund programs offering employment support services to people in treatment or recovery, or people who use drugs, such as job training, job skills, job placement, interview coaching, resume review, professional attire, relevant courses at community colleges or vocational schools, transportation services or transportation vouchers to facilitate any of these activities, or similar services or supports.

6. **Early intervention.** Fund programs, services, or training to encourage early identification and intervention for children or adolescents who may be struggling with problematic use of drugs or mental health conditions, including Youth Mental Health

First Aid, peer-based programs, or similar approaches. Training programs may target parents, family members, caregivers, teachers, school staff, peers, neighbors, health or human services professionals, or others in contact with children or adolescents.

7. **Naloxone distribution.** Support programs or organizations that distribute naloxone to persons at risk of overdose or their social networks, such as Syringe Service Programs, post-overdose response teams, programs that provide naloxone to persons upon release from jail or prison, emergency medical service providers or hospital emergency departments that provide naloxone to persons at risk of overdose, or community-based organizations that provide services to people who use drugs. Programs or organizations involved in community distribution of naloxone may, in addition, provide naloxone to first responders.

8. **Post-overdose response team.** Support post-overdose response teams that connect persons who have experienced non-fatal drug overdoses to addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need to improve their health or well-being.

9. **Syringe Service Program.** Support Syringe Service Programs operated by any governmental or nongovernmental organization authorized by section 90-113.27 of the North Carolina General Statutes that provide syringes, naloxone, or other harm reduction supplies; that dispose of used syringes; that connect clients to prevention, treatment, recovery support, behavioral healthcare, primary healthcare, or other services or supports they need; or that provide any of these services or supports.

10. **Criminal justice diversion programs.** Support pre-arrest or post-arrest diversion programs, or pre-trial service programs, that connect individuals involved or at risk of becoming involved in the criminal justice system to addiction treatment, recovery support, harm reduction services, primary healthcare, prevention, or other services or supports they need, or that provide any of these services or supports.

11. **Addiction treatment for incarcerated persons.** Support evidence-based addiction treatment, including Medication-Assisted Treatment with at least one FDA-approved opioid agonist, to persons who are incarcerated in jail or prison.

12. **Reentry Programs.** Support programs that connect incarcerated persons to addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need upon release from jail or prison, or that provide any of these services or supports.

EXHIBIT B TO NC MOA:

Additional Opioid Remediation Activities ("OPTION B" List)

This list shall be automatically updated to match the list of approved strategies in the most recent National Settlement Agreement.

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:[1]

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.

2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine (ASAM) continuum of care for OUD and any co-occurring SUD/MH conditions.

3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.

4. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.

5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.

6. Treatment of trauma for individuals with OUD (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

[1] As used in this Exhibit B, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

8. Training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.

9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.

10. Fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.

11. Scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD or mental health conditions, including but not limited to training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.

12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (DATA 2000) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.

13. Dissemination of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.

14. Development and dissemination of new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in treatment for or recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.

2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.

3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.

4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved medication with other support services.

5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.

6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.

7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.

8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.

9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.

10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.

11. Training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.

12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.

14. Create and/or support recovery high schools.

15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED (CONNECTIONS TO CARE)

Provide connections to care for people who have – or at risk of developing – OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.

2. Fund Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.

3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.

5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.

6. Training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.

7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically-appropriate follow-up care through a bridge clinic or similar approach.

8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.

9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.

10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.

11. Expand warm hand-off services to transition to recovery services.

12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.

13. Develop and support best practices on addressing OUD in the workplace.

14. Support assistance programs for health care providers with OUD.

15. Engage non-profits and the faith community as a system to support outreach for treatment.

16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice

system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:

a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);

b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;

c. "Naloxone Plus" strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;

d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model;

e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or

f. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.

2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.

3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.

4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.

5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison, have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.

6. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.

7. Provide training on best practices for addressing the needs of criminal-justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome (NAS), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women – or women who could become pregnant – who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.

3. Training for obstetricians or other healthcare personnel that work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.

4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; expand long-term treatment and services for medical monitoring of NAS babies and their families.

5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with Neonatal Abstinence Syndrome get referred to appropriate services and receive a plan of safe care.

6. Child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.

7. Enhanced family supports and child care services for parents with OUD and any co-occurring SUD/MH conditions.

8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including but not limited to parent skills training.

10. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Fund medical provider education and outreach regarding best prescribing practices for opioids consistent with Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).

2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.

3. Continuing Medical Education (CME) on appropriate prescribing of opioids.

4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.

5. Support enhancements or improvements to Prescription Drug Monitoring Programs (PDMPs), including but not limited to improvements that:

a. Increase the number of prescribers using PDMPs;

b. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or

c. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.

6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.

7. Increase electronic prescribing to prevent diversion or forgery.

8. Educate Dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Fund media campaigns to prevent opioid misuse.

2. Corrective advertising or affirmative public education campaigns based on evidence.

3. Public education relating to drug disposal.

4. Drug take-back disposal or destruction programs.

5. Fund community anti-drug coalitions that engage in drug prevention efforts.

6. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA).

7. Engage non-profits and faith-based communities as systems to support prevention.

8. Fund evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.

9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.

10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.

11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.

12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or other drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increase availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, individuals at high risk of overdose, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.

2. Public health entities that provide free naloxone to anyone in the community.

3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.

4. Enable school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.

5. Expand, improve, or develop data tracking software and applications for overdoses/naloxone revivals.

6. Public education relating to emergency responses to overdoses.

7. Public education relating to immunity and Good Samaritan laws.

8. Educate first responders regarding the existence and operation of immunity and Good Samaritan laws.

9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.

10. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.

11. Support mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.

12. Provide training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.

13. Support screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in sections C, D, and H of this Exhibit relating to first responders, support the following:

1. Educate law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitation, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local, or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment intervention services; to support training and technical assistance; or to support other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

2. A dashboard to share reports, recommendations, or plans to spend Opioid Settlement Funds; to show how Opioid Settlement Funds have been spent; to report program or strategy outcomes; or to track, share, or visualize key opioid-related or health-related indicators and supports as identified through collaborative statewide, regional, local, or community processes.

3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.

2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection, and evaluation of programs and strategies described in this opioid abatement strategy list.

2. Research non-opioid treatment of chronic pain.

3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.

4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.

5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.

6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).

7. Epidemiological surveillance of OUD-related behaviors in critical populations including individuals entering the criminal justice system, including but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring (ADAM) system.

8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.

9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.

EXHIBIT C to NC MOA:
COLLABORATIVE STRATEGIC PLANNING PROCESS UNDER OPTION B

	ACTIVITY NAME	ACTIVITY DETAIL	CONTENT OF REPORT & RECOMMENDATIONS
A	Engage diverse stakeholders	Engage diverse stakeholders, per "ITEM A DETAIL" below, throughout the collaborative strategic planning process	Report on stakeholder engagement per "ITEM A DETAIL" below
B	Designate facilitator	Designate a person or entity to facilitate the strategic collaborative planning process. Consider a trained, neutral facilitator.	Identify the facilitator
C	Build upon any related planning	Build upon or coordinate with prior or concurrent planning efforts that address addiction, drug misuse, overdose, or related issues, including but not limited to community health assessments.	Report any related planning efforts you will build upon or coordinate with
D	Agree on shared vision	Agree on a shared vision for positive community change, considering how strategic investments of Opioid Settlement Funds have the potential to improve community health and well-being and address root causes of addiction, drug misuse, overdose, and related issues	Report on shared vision for positive community change
E	Identify key indicator(s)	Identify one or more population-level measures to monitor in order to gauge progress towards the shared vision. (The NC Opioid Action Plan Data Dashboard contains several such measures.)	Report on the key indicators selected
F	Identify and explore root causes	Explore root causes of addiction, drug misuse, overdose, and related issues in the community, using quantitative data as well as stakeholder narratives, community voices, the stories of those with lived experience, or similar qualitative information	Report on root causes as described
G	Identify and evaluate potential strategies	Identify potential strategies to address root causes or other aspects of the opioid epidemic; identify these strategies (by letter or number) on EXHIBIT A or EXHIBIT B, and consider the effectiveness of each strategy based on available evidence	Identify and evaluate potential strategies
H	Identify gaps in existing efforts	For each potential strategy identified (or for favored strategies), survey existing programs, services, or supports that address the same or similar issues; and identify gaps or shortcomings	Report on survey of and gaps in existing efforts
I	Prioritize strategies	Prioritize strategies, taking into account your shared vision, analysis of root causes, evaluation of each strategy, and analysis of gaps in existing efforts	Report on prioritization of strategies
J	Identify goals, measures, and evaluation plan	For each strategy (or favored strategy), develop goals and an evaluation plan that includes at least one process measure (How much did you do?), at least one quality measure (How well did you do it?), and at least one outcome measure (Is anyone better off?)	Report on goals, measures, and evaluation plan for each chosen strategy
K	Consider ways to align strategies	For each potential strategy identified (or for favored strategies), consider opportunities to braid Opioid Settlement Funds with other funding streams; develop regional solutions; form strategic partnerships; or to pursue other creative solutions	Report on opportunities to align strategies as described
L	Identify organizations	Identify organizations and agencies with responsibility to implement each strategy; and identify the human, material, and capital resources to implement each strategy	Identify organizations and needs to implement each strategy

M	Develop budgets and timelines	Develop a detailed global budget for each strategy with anticipated expenditures, along with timelines for completing components of each strategy	Report budgets and timelines for each strategy
N	Offer recommen-dations	Offer recommendations to local governing body (e.g., the county board, city council, or other local governing body)	Report recommendations to governing body

ITEM A DETAIL: STAKEHOLDER INVOLVEMENT

	STAKE-HOLDERS	**DESCRIPTION**	**CONTENT OF REPORT & RECOMMENDATIONS**
A-1	Local officials	County and municipal officials, such as those with responsibility over public health, social services, and emergency services	Report stakeholder involvement (who and how involved in process)
A-2	Healthcare providers	Hospitals and health systems, addiction professionals and other providers of behavioral health services, medical professionals, pharmacists, community health centers, medical safety net providers, and other healthcare providers	same as above
A-3	Social service providers	Providers of human services, social services, housing services, and community health services such as harm reduction, peer support, and recovery support services	same
A-4	Education and employment service providers	Educators, such as representatives of K-12 schools, community colleges, and universities; and those providing vocational education, job skills training, or related employment services	same
A-5	Payers and funders	Health care payers and funders, such as managed care organizations, prepaid health plans, LME-MCOs, private insurers, and foundations	same
A-6	Law enforcement	Law enforcement and corrections officials	same
A-7	Employers	Employers and business leaders	same
A-8	Community groups	Community groups, such as faith communities, community coalitions that address drug misuse, groups supporting people in recovery, youth leadership organizations, and grassroots community organizations	same
A-9	Stakeholders with "lived experience"	Stakeholders with "lived experience," such as people with addiction, people who use drugs, people in medication-assisted or other treatment, people in recovery, people with criminal justice involvement, and family members or loved ones of the individuals just listed	same
A-10	Stakeholders reflecting diversity of community	Stakeholders who represent the racial, ethnic, economic, and cultural diversity of the community, such as people of color, Native Americans, members of the LGBTQ community, and members of traditionally unrepresented or underrepresented groups	same

EXHIBIT D TO NC MOA:
COORDINATION GROUP

COMPOSITION

The Coordination Group shall consist of the following twelve members:

Five Local Government Representatives

- Four appointed by the North Carolina Association of County Commissioners including:
  - One county commissioner
  - One county manager
  - One county attorney
  - One county local health director or consolidated human services director

- One municipal manager appointed by the North Carolina League of Municipalities

Four Experts Appointed by the Department of Health and Human Services

- Four appointed by the Secretary of the Department of Health and Human Services, having relevant experience or expertise with programs or policies to address the opioid epidemic, or with behavioral health, public health, health care, harm reduction, social services, or emergency services.

One Expert Appointed by the Attorney General

- One appointed by the Attorney General of North Carolina from the North Carolina Department of Justice or another state agency, having drug policy or behavioral health experience or expertise.

Two Experts Appointed by Legislative Leaders

- One representative from the University of North Carolina School of Government with relevant expertise appointed by the Speaker of the North Carolina House of Representatives.
- One representative from the board or staff of the North Carolina Institute of Medicine with relevant expertise appointed by the President Pro Tem of the North Carolina Senate.

The coordination group may appoint a non-voting administrator to convene meetings and facilitate the work of the coordination group. The administrator will not be paid from the Opioid Settlement Funds distributed under this MOA.

Appointees shall have relevant experience or expertise with programs or policies to address the opioid epidemic, behavioral health, public health, health care, social services, emergency services, harm reduction, management of local government, or other relevant areas.

Those responsible for making appointments to the coordination group are encouraged to appoint individuals who reflect the diversity of North Carolina, taking into consideration the need for geographic diversity; urban and rural perspectives; representation of people of color and

traditionally underrepresented groups; and the experience and perspective of persons with "lived experience." Those responsible for making appointments may appoint a successor or replace a member at any time. Members of the coordination group serve until they resign or are replaced by the appointer. Eight members of the coordination group constitutes a quorum.

RESPONSIBILITIES

a. As provided in **Section F.2** of the MOA, where no compliance audit would be required under the Federal Single Audit Act of 1984 for expenditures of Opioid Settlement Funds, a compliance audit shall be required under a compliance supplement established by a vote of at least 8 members of the coordination group. The compliance supplement shall address, at least, procedures for determining:

    i. Whether the Local Government followed the procedural requirements of the MOA in ordering the expenditures.

    ii. Whether the Local Government's expenditures matched one of the types of opioid-related expenditures listed in **Exhibit A** of the MOA **(**if the Local Government selected Option A) or **Exhibit B** of the MOA (if the Local Government selected Option B).

    iii. Whether the Local Government followed the reporting requirements in the MOA.

    iv. Whether the Local Government (or sub-recipient of any grant or loan, if applicable) utilized the awarded funds for their stated purpose, consistent with this MOA and other relevant standards.

    v. Which processes (such as sampling) shall be used:
        i. To keep the costs of the audit at reasonable levels; and
        ii. Tailor audit requirements for differing levels of expenditures among different counties.

b. The coordination group may, by a vote of at least 8 members, propose amendments to the MOA as discussed in **Section H** of the MOA or modify any of the following:

    i. The high-impact strategies discussed in **Section E.5** of the MOA and described in **Exhibit A** to the MOA;

    ii. The collaborative strategic planning process discussed in **Section E.5** of the MOA and described in **Exhibit C** to the MOA;

    iii. The annual financial report discussed in **Section F.4** of the MOA and described in **Exhibit E** to the MOA;

    iv. The impact information discussed in **Section F.4** of the MOA and described in **Exhibit F** to the MOA; or

    v. Other information reported to the statewide opioid dashboard.

c. The coordination group may, by consensus or by vote of a majority of members present and voting, work with the parties to this MOA, the North Carolina Association of County Commissioners, the North Carolina League of Municipalities, other associations, foundations, non-profits, and other government or nongovernment entities to provide support to Local Governments in their efforts to effectuate the goals and implement the terms of this MOA. Among other activities, the coordination group may coordinate, facilitate, support, or participate in any of the following activities:

   i. Providing assistance to Local Governments in identifying, locating, collecting, analyzing, or reporting data used to help address the opioid epidemic or related challenges, including data referred to in **Exhibit F**;

   ii. Developing resources or providing training or technical assistance to support Local Governments in addressing the opioid epidemic and carrying out the terms of this MOA;

   iii. Developing pilot programs, trained facilitators, or other resources to support the collaborative strategic planning process described in this MOA;

   iv. Developing and implementing a voluntary learning collaborative among Local Governments and others to share best practices in carrying out the terms of this MOA and addressing the opioid epidemic, including in-person or virtual convenings or connections;

   v. Developing voluntary leadership training programs for local officials on strategies to address the opioid epidemic, opportunities for Local Governments to harness the ongoing transition to value-based healthcare, and other relevant topics;

   vi. Taking other actions that support Local Governments in their efforts to effectuate the goals and implement the terms of this MOA but do not in any way change the terms of this MOA or the rights or obligations of parties to this MOA.

EXHIBIT E TO NC MOA:
ANNUAL FINANCIAL REPORT

Each annual financial report must include the following financial information:

1. The amount of Opioid Settlement Funds in the special revenue fund at the beginning of the fiscal year (July 1).
2. The amount of Opioid Settlement Funds received during the fiscal year.
3. The amount of Opioid Settlement Funds disbursed or applied during the fiscal year, broken down by funded strategy (with any permissible common costs prorated among strategies).
4. The amount of Opioid Settlement Funds used to cover audit costs as provided in Section F.3 of this MOA.
5. The amount of Opioid Settlement Funds in the special revenue fund at the end of the fiscal year (June 30).

All Local Governments that receive two-tenths of one percent (0.2 percent) or more of the total Local Government Allocation as listed in **Exhibit G** shall provide the following additional information:

6. For all Opioid Settlement Funds disbursed or applied during the fiscal year as reported in item 3 above, a single breakdown of the total amount disbursed or applied for all funded strategies during the fiscal year into the following categories:
   a. Human resource expenditures.
   b. Subcontracts, grants, or other payments to sub-recipients involved in implementing of the funded strategies listed item 4 above.
   c. Operational expenditures.
   d. Capital expenditures.
   e. Other expenditures.

7. With respect to item 6.b above, the Local Government shall provide the following information for any sub-recipient that receives ten percent or more of the total amount that the Local Government disbursed or applied during the fiscal year:
   a. The name of the sub-recipient.
   b. The amount received by the sub-recipient during the fiscal year.
   c. A very brief description of the goods, services, or other value provided by the sub-recipient (for example, “addiction treatment services” or “peer-support services” or “syringe service program” or “naloxone purchase”).

The coordination group may clarify or modify specifications for this annual financial report as provided in Exhibit D.

EXHIBIT F TO NC MOA:
IMPACT INFORMATION

Within 90 days of the end of any fiscal year in which a Local Government expends Opioid Settlement Funds, the Local Government shall report impact information for each strategy that it funded with Opioid Settlement Funds during that fiscal year ("funded strategy"), using the STANDARD FORM or the SHORT FORM for each funded strategy.

The STANDARD FORM is recommended to all Local Governments for all funded strategies. However, Local Governments may use the SHORT FORM as follows:

- All Local Governments that receive less than 0.2 percent (two-tenths of one percent) of the total Local Government Allocation as shown on **Exhibit G** may use the SHORT FORM for all funded strategies.

- All Local Governments that receive 0.2 percent (two-tenths of one percent) or more but less than 0.3 percent (three-tenths of one percent) of the total Local Government Allocation as shown on **Exhibit G** must use the STANDARD FORM for the funded strategy that received the largest amount of settlement funds during the fiscal year and may use the SHORT FORM for all other funded strategies.

- All Local Governments that receive 0.3 percent (three-tenths of one percent) or more but less than 0.4 percent (four-tenths of one percent) of the total Local Government Allocation as shown on **Exhibit G** must use the STANDARD FORM for the two funded strategies that received the largest amount of settlement funds during the fiscal year and may use the SHORT FORM for all other funded strategies.

STANDARD FORM

1. County or municipality and fiscal year covered by this report.

2. Name, title, and organization of person completing this report.

3. Name of funded strategy, letter and/or number of funded strategy on **Exhibit A** or **Exhibit B** to the MOA, and number and date of resolution(s) authorizing expenditure of settlement funds on funded strategy.

4. **Brief progress report** describing the funded strategy and progress made during the fiscal year. Recommended length: approximately one page (250 words).

5. **Brief success story** from a person who has benefitted from the strategy (de-identified unless the person has agreed in writing to be identified). Recommended length: approximately one page (250 words).

6. **One or more process measures,** addressing the question, "How much did you do?" Examples: number of persons enrolled, treated, or served; number of participants trained; units of naloxone or number of syringes distributed.

7. **One or more quality measures,** addressing the question, "How well did you do it?" Examples: percentage of clients referred to care or engaged in care; percentage of staff with

certification, qualification, or lived experience; level of client or participant satisfaction shown in survey data.

8. **One or more outcome measures,** addressing the question, "Is anyone better off?" Examples: number or percentage of clients with stable housing or employment; self-reported measures of client recovery capital, such as overall well-being, healthy relationships, or ability to manage affairs; number or percentage of formerly incarcerated clients receiving community services or supports within X days of leaving jail or prison.

9. In connection with items 6, 7, and 8 above, **demographic information** on the participation or performance of people of color and other historically marginalized groups.

The State will provide counties and municipalities with recommended measures and sources of data for common opioid remediation strategies such as those listed in **Exhibit A**.

Counties or municipalities that have engaged in collaborative strategic planning are encouraged to use the measures for items 6 through 8 above identified through that process.

SHORT FORM

1. County or municipality and fiscal year covered by this report.

2. Name, title, and organization of person completing this report.

3. Name of funded strategy, letter and/or number of funded strategy on **Exhibit A** or **Exhibit B** to the MOA, and number and date of resolution(s) authorizing expenditure of settlement funds on strategy.

4. **Brief progress report** describing the funded strategy and progress made on the funded strategy during the fiscal year. Recommended length: approximately one-half to one page (125-250 words).

EXHIBIT G TO NC MOA:
LOCAL GOVERNMENT ALLOCATION PROPORTIONS

Counties:

Alamance	1.378028967612490%
Alexander	0.510007879580514%
Alleghany	0.149090598929352%
Anson	0.182192960366522%
Ashe	0.338639188321974%
Avery	0.265996766935006%
Beaufort	0.477888434887858%
Bertie	0.139468575095652%
Bladen	0.429217809476617%
Brunswick	2.113238507591200%
Buncombe	2.511587857322730%
Burke	2.090196827047270%
Cabarrus	1.669573446626000%
Caldwell	1.276301146194650%
Camden	0.073036400412663%
Carteret	1.128465593852300%
Caswell	0.172920237524674%
Catawba	2.072695222699690%
Chatham	0.449814383077585%
Cherokee	0.782759152904478%
Chowan	0.113705596126821%
Clay	0.224429948904576%
Cleveland	1.119928027749120%
Columbus	1.220936938986050%
Craven	1.336860190247190%
Cumberland	2.637299659634610%
Currituck	0.186778551294444%
Dare	0.533126731273811%
Davidson	1.940269530393250%
Davie	0.513147526867745%
Duplin	0.382785147396895%
Durham	1.797994362444460%
Edgecombe	0.417101939026669%
Forsyth	3.068450809484740%
Franklin	0.500503643290578%
Gaston	3.098173886907710%
Gates	0.079567516632414%
Graham	0.183484561708488%
Granville	0.590103409340146%

Greene	0.123274818647799%
Guilford	3.375015231147900%
Halifax	0.453161173976264%
Harnett	0.988980772198890%
Haywood	0.803315110111045%
Henderson	1.381595087040930%
Hertford	0.206843050128754%
Hoke	0.332485804570157%
Hyde	0.027237354085603%
Iredell	2.115931374540020%
Jackson	0.507757731330674%
Johnston	1.250887468217670%
Jones	0.087966986994631%
Lee	0.653115683614534%
Lenoir	0.604282592625687%
Lincoln	0.926833627125253%
Macon	0.466767666100745%
Madison	0.237776496104888%
Martin	0.232882220579515%
McDowell	0.587544576492856%
Mecklenburg	5.038301259920550%
Mitchell	0.309314151564137%
Montgomery	0.226050543041193%
Moore	0.971739112775481%
Nash	0.845653639635102%
New Hanover	2.897264892001010%
Northampton	0.120996238921878%
Onslow	1.644001364710850%
Orange	1.055839419023090%
Pamlico	0.119936151028001%
Pasquotank	0.374816210815334%
Pender	0.585749331860312%
Perquimans	0.111833180344914%
Person	0.403024296727131%
Pitt	1.369008066415930%
Polk	0.266142985954851%
Randolph	1.525433986174180%
Richmond	0.749132839979529%
Robeson	1.359735343574080%
Rockingham	1.365368837477560%
Rowan	2.335219287913370%
Rutherford	0.928941617994687%
Sampson	0.619513740526226%
Scotland	0.449148274209402%

Stanly	0.724974208589555%
Stokes	0.623953112434303%
Surry	1.410826706091650%
Swain	0.281162928604502%
Transylvania	0.497595509451435%
Tyrrell	0.041440907207785%
Union	1.466702679869700%
Vance	0.536258255282162%
Wake	4.902455667205510%
Warren	0.106390583495122%
Washington	0.074770720453604%
Watauga	0.469675799939888%
Wayne	0.970699333078804%
Wilkes	1.997177160589100%
Wilson	0.646470841490459%
Yadkin	0.562147145073638%
Yancey	0.382114976889272%

Municipalities:

Asheville	0.235814724255298%
Canton	0.011453823221205%
Cary	0.144151645370137%
Charlotte	1.247483814366830%
Concord	0.227455870287483%
Durham	0.380405026684971%
Fayetteville	0.309769055181433%
Gastonia	0.257763823789835%
Greensboro	0.527391696384329%
Greenville	0.162656474659432%
Henderson	0.032253478794181%
Hickory	0.094875835682315%
High Point	0.206428762905859%
Jacksonville	0.095009869783840%
Raleigh	0.566724612722679%
Wilmington	0.119497493968465%
Winston-Salem	0.494459923803644%

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR THE STATE OF NORTH CAROLINA

THE STATE OF NORTH CAROLINA

By: _____
Name: Joshua H. Stein
Title: Attorney General
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
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SIGNATURE PAGE FOR ALAMANCE COUNTY AND ITS MUNICIPALITIES

County Government

ALAMANCE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF BURLINGTON

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF ELON

By: _____
Name: _____
Title: _____
Date: _____

CITY OF GRAHAM

By: _____
Name: _____
Title: _____
Date: _____

CITY OF MEBANE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

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SIGNATURE PAGE FOR ALEXANDER COUNTY AND ITS MUNICIPALITIES

County Government

ALEXANDER COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR ALLEGHANY COUNTY AND ITS MUNICIPALITIES

County Government

ALLEGHANY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
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ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR ANSON COUNTY AND ITS MUNICIPALITIES

County Government

ANSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
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ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR ASHE COUNTY AND ITS MUNICIPALITIES

County Government

ASHE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR AVERY COUNTY AND ITS MUNICIPALITIES

County Government

AVERY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
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SIGNATURE PAGE FOR BEAUFORT COUNTY AND ITS MUNICIPALITIES

County Government

BEAUFORT COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
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SIGNATURE PAGE FOR BERTIE COUNTY AND ITS MUNICIPALITIES

County Government

BERTIE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
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SIGNATURE PAGE FOR BLADEN COUNTY AND ITS MUNICIPALITIES

County Government

BLADEN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
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ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR BRUNSWICK COUNTY AND ITS MUNICIPALITIES

County Government

BRUNSWICK COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

TOWN OF LELAND

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR BUNCOMBE COUNTY AND ITS MUNICIPALITIES

County Government

BUNCOMBE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF ASHEVIILLE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR BURKE COUNTY AND ITS MUNICIPALITIES

County Government

BURKE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF MORGANTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR CABARRUS COUNTY AND ITS MUNICIPALITIES

County Government

CABARRUS COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF CONCORD

By: _____
Name: _____
Title: _____
Date: _____

CITY OF KANNAPOLIS

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF HARRISBURG

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR CALDWELL COUNTY AND ITS MUNICIPALITIES

County Government

CALDWELL COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF LENOIR

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CAMDEN COUNTY AND ITS MUNICIPALITIES

County Government

CAMDEN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CARTERET COUNTY AND ITS MUNICIPALITIES

County Government

CARTERET COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CASWELL COUNTY AND ITS MUNICIPALITIES

County Government

CASWELL COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR CATAWBA COUNTY AND ITS MUNICIPALITIES

County Government

CATAWBA COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF HICKORY

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

CITY OF NEWTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CHATHAM COUNTY AND ITS MUNICIPALITIES

County Government

CHATHAM COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CHEROKEE COUNTY AND ITS MUNICIPALITIES

County Government

CHEROKEE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CHOWAN COUNTY AND ITS MUNICIPALITIES

County Government

CHOWAN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CLAY COUNTY AND ITS MUNICIPALITIES

County Government

CLAY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CLEVELAND COUNTY AND ITS MUNICIPALITIES

County Government

CLEVELAND COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF KINGS MOUNTAIN

By: _____
Name: _____
Title: _____
Date: _____

CITY OF SHELBY

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR COLUMBUS COUNTY AND ITS MUNICIPALITIES

County Government

COLUMBUS COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CRAVEN COUNTY AND ITS MUNICIPALITIES

County Government

CRAVEN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF HAVELOCK

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

CITY OF NEW BERN

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR CUMBERLAND COUNTY AND ITS MUNICIPALITIES

County Government

CUMBERLAND COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF FAYETTEVILLE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF HOPE MILLS

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF SPRING LAKE

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR CURRITUCK COUNTY AND ITS MUNICIPALITIES

County Government

CURRITUCK COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR DARE COUNTY AND ITS MUNICIPALITIES

County Government

DARE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR DAVIDSON COUNTY AND ITS MUNICIPALITIES

County Government

DAVIDSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF LEXINGTON

By: _____
Name: _____
Title: _____
Date: _____

CITY OF THOMASVILLE

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR DAVIE COUNTY AND ITS MUNICIPALITIES

County Government

DAVIE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR DUPLIN COUNTY AND ITS MUNICIPALITIES

County Government

DUPLIN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR DURHAM COUNTY AND ITS MUNICIPALITIES

County Government

DURHAM COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF DURHAM

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR EDGECOMBE COUNTY AND ITS MUNICIPALITIES

County Government

EDGECOMBE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

TOWN OF TARBORO

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR FORSYTH COUNTY AND ITS MUNICIPALITIES

County Government

FORSYTH COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF WINSTON-SALEM

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

VILLAGE OF CLEMMONS

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF KERNERSVILLE

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF LEWISVILLE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
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SIGNATURE PAGE FOR FRANKLIN COUNTY AND ITS MUNICIPALITIES

County Government

FRANKLIN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
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SIGNATURE PAGE FOR GASTON COUNTY AND ITS MUNICIPALITIES

County Government

GASTON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF GASTONIA

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

CITY OF BELMONT

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

CITY OF MOUNT HOLLY

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR GATES COUNTY AND ITS MUNICIPALITIES

County Government

GATES COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR GRAHAM COUNTY AND ITS MUNICIPALITIES

County Government

GRAHAM COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR GRANVILLE COUNTY AND ITS MUNICIPALITIES

County Government

GRANVILLE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR GREENE COUNTY AND ITS MUNICIPALITIES

County Government

GREENE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR GUILFORD COUNTY AND ITS MUNICIPALITIES

County Government

GUILFORD COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF GREENSBORO

By: _____
Name: _____
Title: _____
Date: _____

CITY OF HIGH POINT

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF SUMMERFIELD

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HALIFAX COUNTY AND ITS MUNICIPALITIES

County Government

HALIFAX COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF ROANOKE RAPIDS

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HARNETT COUNTY AND ITS MUNICIPALITIES

County Government

HARNETT COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HAYWOOD COUNTY AND ITS MUNICIPALITIES

County Government

HAYWOOD COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

TOWN OF CANTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF WAYNESVILLE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HENDERSON COUNTY AND ITS MUNICIPALITIES

County Government

HENDERSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF HENDERSONVILLE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HERTFORD COUNTY AND ITS MUNICIPALITIES

County Government

HERTFORD COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HOKE COUNTY AND ITS MUNICIPALITIES

County Government

HOKE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR HYDE COUNTY AND ITS MUNICIPALITIES

County Government

HYDE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR IREDELL COUNTY AND ITS MUNICIPALITIES

County Government

IREDELL COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

TOWN OF MOORESVILLE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

CITY OF STATESVILLE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR JACKSON COUNTY AND ITS MUNICIPALITIES

County Government

JACKSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR JOHNSTON COUNTY AND ITS MUNICIPALITIES

County Government

JOHNSTON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

TOWN OF CLAYTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF SMITHFIELD

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR JONES COUNTY AND ITS MUNICIPALITIES

County Government

JONES COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR LEE COUNTY AND ITS MUNICIPALITIES

County Government

LEE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF SANFORD

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR LENOIR COUNTY AND ITS MUNICIPALITIES

County Government

LENOIR COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF KINSTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR LINCOLN COUNTY AND ITS MUNICIPALITIES

County Government

LINCOLN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF LINCOLNTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MACON COUNTY AND ITS MUNICIPALITIES

County Government

MACON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MADISON COUNTY AND ITS MUNICIPALITIES

County Government

MADISON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MARTIN COUNTY AND ITS MUNICIPALITIES

County Government

MARTIN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MCDOWELL COUNTY AND ITS MUNICIPALITIES

County Government

MCDOWELL COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR MECKLENBURG COUNTY AND ITS MUNICIPALITIES

County Government

MECKLENBURG COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF CHARLOTTE

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF CORNELIUS

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF HUNTERSVILLE

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF MATTHEWS

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF DAVIDSON

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF MINT HILL

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MITCHELL COUNTY AND ITS MUNICIPALITIES

County Government

MITCHELL COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MONTGOMERY COUNTY AND ITS MUNICIPALITIES

County Government

MONTGOMERY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR MOORE COUNTY AND ITS MUNICIPALITIES

County Government

MOORE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

VILLAGE OF PINEHURST

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF SOUTHERN PINES

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR NASH COUNTY AND ITS MUNICIPALITIES

County Government

NASH COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR NEW HANOVER COUNTY AND ITS MUNICIPALITIES

County Government

NEW HANOVER COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF WILMINGTON

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR NORTHAMPTON COUNTY AND ITS MUNICIPALITIES

County Government

NORTHAMPTON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR ONSLOW COUNTY AND ITS MUNICIPALITIES

County Government

ONSLOW COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF JACKSONVILLE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR ORANGE COUNTY AND ITS MUNICIPALITIES

County Government

ORANGE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

TOWN OF CHAPEL HILL

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF CARRBORO

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR PAMLICO COUNTY AND ITS MUNICIPALITIES

County Government

PAMLICO COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR PASQUOTANK COUNTY AND ITS MUNICIPALITIES

County Government

PASQUOTANK COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF ELIZABETH CITY

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR PENDER COUNTY AND ITS MUNICIPALITIES

County Government

PENDER COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
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SIGNATURE PAGE FOR PERQUIMANS COUNTY AND ITS MUNICIPALITIES

County Government

PERQUIMANS COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR PERSON COUNTY AND ITS MUNICIPALITIES

County Government

PERSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR PITT COUNTY AND ITS MUNICIPALITIES

County Government

PITT COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF GREENVILLE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR POLK COUNTY AND ITS MUNICIPALITIES

County Government

POLK COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR RANDOLPH COUNTY AND ITS MUNICIPALITIES

County Government

RANDOLPH COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF ARCHDALE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

CITY OF ASHEBORO

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR RICHMOND COUNTY AND ITS MUNICIPALITIES

County Government

RICHMOND COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR ROBESON COUNTY AND ITS MUNICIPALITIES

County Government

ROBESON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF LUMBERTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR ROCKINGHAM COUNTY AND ITS MUNICIPALITIES

County Government

ROCKINGHAM COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF EDEN

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

CITY OF REIDSVILLE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR ROWAN COUNTY AND ITS MUNICIPALITIES

County Government

ROWAN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF SALISBURY

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR RUTHERFORD COUNTY AND ITS MUNICIPALITIES

County Government

RUTHERFORD COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR SAMPSON COUNTY AND ITS MUNICIPALITIES

County Government

SAMPSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR SCOTLAND COUNTY AND ITS MUNICIPALITIES

County Government

SCOTLAND COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF LAURINBURG

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR STANLY COUNTY AND ITS MUNICIPALITIES

County Government

STANLY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF ALBEMARLE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR STOKES COUNTY AND ITS MUNICIPALITIES

County Government

STOKES COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR SURRY COUNTY AND ITS MUNICIPALITIES

County Government

SURRY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF MOUNT AIRY

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR SWAIN COUNTY AND ITS MUNICIPALITIES

County Government

SWAIN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR TRANSYLVANIA COUNTY AND ITS MUNICIPALITIES

County Government

TRANSYLVANIA COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR TYRRELL COUNTY AND ITS MUNICIPALITIES

County Government

TYRRELL COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR UNION COUNTY AND ITS MUNICIPALITIES

County Government

UNION COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

TOWN OF INDIAN TRAIL

By: _____
Name: _____
Title: _____
Date: _____

CITY OF MONROE

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF STALLINGS

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF WAXHAW

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF WEDDINGTON

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR VANCE COUNTY AND ITS MUNICIPALITIES

County Government

VANCE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

CITY OF HENDERSON

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGES FOR WAKE COUNTY AND ITS MUNICIPALITIES

County Government

WAKE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

TOWN OF APEX

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF CARY

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF FUQUAY-VARINA

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF GARNER

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF HOLLY SPRINGS

By: _____
Name: _____
Title: _____
Date: _____

CITY OF RALEIGH

By: _____
Name: _____
Title: _____
Date: _____

(continued on next page)

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

SIGNATURE PAGES FOR WAKE COUNTY AND ITS MUNICIPALITIES

(continued from previous page)

TOWN OF WAKE FOREST

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

TOWN OF KNIGHTDALE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

TOWN OF MORRISVILLE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR WARREN COUNTY AND ITS MUNICIPALITIES

County Government

WARREN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR WASHINGTON COUNTY AND ITS MUNICIPALITIES

County Government

WASHINGTON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR WATAUGA COUNTY AND ITS MUNICIPALITIES

County Government

WATAUGA COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

TOWN OF BOONE

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR WAYNE COUNTY AND ITS MUNICIPALITIES

County Government

WAYNE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF GOLDSBORO

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR WILKES COUNTY AND ITS MUNICIPALITIES

County Government

WILKES COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

IN WITNESS WHEREOF, the parties, through their duly authorized officers, have executed this Memorandum of Agreement under seal as of the date hereof.

SIGNATURE PAGE FOR WILSON COUNTY AND ITS MUNICIPALITIES

County Government

WILSON COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments with Populations Over 30,000

CITY OF WILSON

By: _____
Name: _____
Title: _____
Date: _____

Other Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR YADKIN COUNTY AND ITS MUNICIPALITIES

County Government

YADKIN COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION

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SIGNATURE PAGE FOR YANCEY COUNTY AND ITS MUNICIPALITIES

County Government

YANCEY COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Municipal Governments

_____ _____

By: _____ By: _____
Name: _____ Name: _____
Title: _____ Title: _____
Date: _____ Date: _____

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Janet Pierson, Town Clerk

Date: September 20, 2021

Subject: Approval of Minutes - September 7

EXPLAIN REQUEST:
Consider approving the minutes of the September 7, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve Minutes

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 090721DraftForBoard

TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES

September 7, 2021
6:00 p.m. – Huntersville Recreation Center

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at Huntersville Recreation Center, 11836 Verhoeff Drive, at 5:15 p.m. on September 7, 2021.

GOVERNING BODY MEMBERS PRESENT: Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh. Mayor John Aneralla was not present.

Commissioner Bales served as Mayor Pro Tem in the Mayor's absence.

The Board discussed funding of non-profit organizations that had requested funding. *Refer to list of the non-profits attached hereto as Exhibit No. 1.*

It was the general consensus of the Board to fund the following organizations from the General Fund: Ada Jenkins at $20,000; Angels and Sparrows at $5,000; Caterpillar Ministries at $15,000; and Hope House Foundation at $10,000.

It was the general consensus of the Board to remove $20,000 of funding for Historic Latta Plantation in the Tourism Fund.

There being no further business, the pre-meeting was adjourned.

REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Recreation Center, 11836 Verhoeff Drive, at 6:00 p.m. on September 7, 2021.

GOVERNING BODY MEMBERS PRESENT: Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh. Mayor Aneralla was not present.

Commissioner Bales served at Mayor Pro Tem in the Mayor's absence.

Mayor Pro Tem Bales called the meeting to order.

Mayor Pro Tem Bales called for a moment of silence to remember 9/11 and those who have fallen due to COVID.

Mayor Pro Tem Bales led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Pro Tem Bales

- The Field of Honor flag memorial is set up on the Town Center and Veterans Park lawns and will remain in place during the 20th anniversary of the 9/11 terrorist attacks. Encouraged every one to take time to remember.
- Lake Norman Economic Development Corporation is working 51 projects, 31 of which are in Huntersville. Microban International, headquartered here in Huntersville, was featured on the Charlotte Regional Business Alliance Podcast, The Charlotte Alliance Talks.
- Over the past 14 days, Huntersville has had the second highest positivity rate per zip code of COVID cases in Mecklenburg County.

Commissioner Boone

- Provided update from the Lake Norman Chamber of Commerce.
- Huntersville Fire Department is selling t-shirts to raise funds for Purple Heart Homes and The 22 Project.
- Huntersville Police Department has put their podcast back up with some new episodes.

Commissioner Hines

- Charlotte Regional Planning Transportation Organization met last month and approved the fiscally constrained roadway project list. The next meeting is next Wednesday.

Commissioner Munger

- Reflected on where he was on September 11.
- Tonight at 6:30 p.m. Habitat of Charlotte Region has information sessions going on.
- Huntersville Ordinances Advisory Board met this week.
- Consider supporting local non-profits.

Commissioner Phillips

- Reflected on where she was on September 11. Recognized Amy Hallman, who was in the audience, for keeping her high school students calm that day and also recognized Derek Partee who was actually at Ground Zero on that day.
- Provided update on Rural Hill events.
- Provided update on ocular melanoma. Those impacted in Huntersville and the Lake Norman area are encouraged to participate in the Vision Registry which unites patients, caregivers, researchers and physicians across the globe to share data, accelerate progress and advance towards a cure for ocular melanoma.
- Expressed appreciation to Animal Control Officer McCutcheon for his dedication in reuniting a family with their missing cat.

Commissioner Walsh

- Next meeting of the Public Art Commission is tomorrow evening.
- Next meeting of the Parks & Recreation Commission is September 15.
- Provided update from Visit Lake Norman.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Pro Tem introduced Kim Strickland, Huntersville's new Public Information Officer.

Roy Gargagliano, 14033 Salem Ridge Road, said the developer has been in contact with the Board and we've been talking to them and in general we think what they are doing is probably the best situation. In talking with some of your Planning people, it looks like they want to make a connection between the new development and a road that comes out from our main entrance with a light and we have some serious concerns about that because the road it connects to, you guys put in speed bumps because the speeding problem was so bad on that and we are just concerned that if you make this connection to another perfectly straight road, a little hilly but straight, that that's just going to extend the speeding problem there. I think there was some discussion with your Planning people about getting in speed bumps. We are just hoping to get that in the Board's mind and hopefully get that approved as part of the project long-term. I don't know if you are voting on that piece at all today, but that's really all I'm here to do and to discuss that and any other concerns. I don't know if it's allowed, but our Board President Craig Sandhaus is here and I would like to yield the rest of my time to him.

Craig Sandhaus, 11255 Skytop Drive. Tonia Crowell yield her time to Mr. Sandhaus. Mr. Sandhaus said I am the president of the HOA in Skybrook. Roy gave a perfect lead into what our concerns are. The project that we are talking about is Petition #R21-03 Billings Property, a request by Skybrook West. The Town of Huntersville would like that property to connect to Linksland Drive, which is in Huntersville and I was told that there's a good possibility that there would be some kind of speed mitigating device on that road to slow any potential problems that we have. I think it's important for the commission to know that the Board has hired five off-duty officers a week to patrol the Huntersville section and the Cabarrus section. We do have a speeding problem, which you all know because you helped us put speed tables in on Salem Ridge Road. The problem is the road that does not belong to Huntersville. It's on the Cabarrus side. Linksland Drive will connect to Skybrook Drive. That's in Cabarrus. And then the last time I spoke I mentioned how many speeding tickets were given in one day there. Yes, it would be nice to have speed tables or some kind of speed mitigating device if in fact that were to go through for Linksland, but what happens to Skybrook Drive. It just adds to an already difficult problem and makes it worse. I spoke to Mr. Peete today and he said maybe we could have the Town of Huntersville and the developer and/or the state work with us to put a speed table in on Skybrook Drive. Would the board be welcoming of that. We have to have definitives. We can't vote on something that's a maybe. If the Commission comes back and says we now have the developer and/or the Town of Huntersville willing to put in speed tables on the Cabarrus Road and we have permission from the State because the State is the municipality that owns that road, that's something the board would look favorably on and we could meet and discuss that carefully. I would like for you to please take some real consideration because any problem that you create, we have to deal with and we are greatly concerned about having a problem that will add another volume of traffic to an already difficult road.

Susan Gammon, 8912 Deerland Court, said I am here representing the Alexandriana Chapter of the Daughters of the American Revolution. If you don't know, DAR is one of the largest women's organizations in the world. Currently we have over 190,000 members and since the founding in 1890 we have welcomed over 1 million members. DAR is a linage society whose members link themselves to a Revolutionary War patriot. DAR promotes historic preservation, education and patriotism. Under the Patriotism heading we are going to talk about Constitution Day and Week. President Eisenhour, upon the urging of DAR, signed into law that Constitution Day and Week would be celebrated from September 17 through 23. He signed this into law on August 2, 1956. I have a question for you, who were William Blunt, Richard Dobbs Speight and Hugh Williamson. They were the North Carolina delegates who signed the constitution at 4 p.m. on September 17, 1787. They had been meeting in Philadelphia with the other delegates since May 14. It was all very hush-hush behind closed doors, couldn't talk about what was going on in there. They debated, they discussed, they probably fought a little bit and finally after deciding how much power to allow the central government, how many representatives in congress to

allow each state and how these representatives should be elected, they emerged with a document that has stood the test of time for 234 years, the United States Constitution. With that in mind we ask you to join our chapter on the steps of Huntersville Town Hall on Constitution Day September 17 which is a Friday. The ceremony will begin at 4 p.m. so I suggest you get there a little bit ahead. I have been told by two people that instead of standing in front of Town Hall we should go around to the side because it would be more conducive not as much traffic. At 4 p.m. we are going to ring bells. Why are we going to ring bells, because that's the exact time that the delegates signed the constitution. When we get done ringing the bells we are going to present the Town of Huntersville with an American Flag that flew over DAR Constitution Hall in Washington, D.C. and then we are going to read the constitution out loud. If you have a copy bring it along. Follow along. If I don't have enough ladies show up I'm going to elect somebody from the audience and they can help me talk because I don't want to have to read it all by myself. Also, please come out on September 17. We've never done this before. We hope it turns out to be a success. If you are ever on Jeopardy and the question is what day is the only day you can see all pages of the constitution at the National Archives, the answer is Constitution Day, September 17.

AGENDA CHANGES

Commissioner Boone added to the Consent Agenda Item 10.L – Call a public hearing for Monday, October 4, 2021, at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA21-12, an amendment to Article 14, the Traffic Impact Analysis.

Commissioner Bales revised Item 10.K to read "Call a public hearing for Monday, October 4, 2021, at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA21-08, a request by the Town of Huntersville Planning Department to amend Article 8.25.4: S.W.I.M Buffers, Buffer Delineation, to require an on-site stream delineation by a certified professional for applicants seeking land development permits or property owners seeking to dispute buffer locations; amend Articles 8.17.12(a)(2) and 8.17.12(b)(1) to require surface water to be delineated by a certified professional; and amend Article 12.2.3 to require that perennial streams shall be delineated by a certified professional.

Commissioner Boone made a motion to adopt the agenda as amended. Commissioner Phillips seconded motion. Motion carried unanimously.

PUBLIC HEARINGS

Petition #R21-10. Mayor Pro Tem Bales called to order public hearing on Petition #R21-10, a conditional rezoning request by ADE 883, LLC, to rezone 10401 Hambright Road (Parcel 01740103) from Corporate Business to Corporate Business Conditional District to reduce the planting requirements of the 80' CB buffer.

Commissioner Walsh made a motion to continue the public hearing for Petition #R21-10 until October 4, 2021, at 6:00 p.m. to be held here at the Recreation Center.

Commissioner Boone seconded motion.

Motion carried unanimously.

Petition #TA21-07. Mayor Pro Tem Bales called to order public hearing on Petition #TA21-07, a request by Nick Lombardo on behalf of North American properties to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance, to allow shopfront buildings to use

decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material.

Lauren Speight, Planner II, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 2.*

There are currently five commercial building types listed in Article 4, including shopfront buildings. Currently shopfront buildings are not allowed to have ACM or metal paneling. Urban workplace building types are allowed to have ACM paneling, but it's not allowed to exceed 30 percent of any façade visible from the street. Highway Commercial building types are similarly allowed to have metal paneling not to exceed 30 percent of any façade visible from the street. Apartment buildings are allowed to have two material types, with the heavier material on the bottom and of course the lighter on the top. Civic building types are not allowed to have metal paneling along any street front building face.

Currently the Town of Huntersville has some building types that have the ACM paneling such as the Whole Foods Market off of 73 and the Charlotte Metro Credit Union along 115.

The applicant is proposing similar language that is already included for other building types such as the Highway Commercial building type and the Urban Workplace building type. In the language proposed by the applicant they are proposing that the metal paneling is allowed for shopfront building types, not to exceed 30 percent of any façade visible from the street.

Considerations for this proposed text amendment are that it would allow greater flexibility in the materials allowed for shopfront buildings, it matches the current allowances for the metal accent material for Highway Commercial and the Urban Workplace building types.

The applicant, while they are connected with Birkdale Village, acknowledge that shopfront buildings are not unique to Birkdale Village only. They can be located in other areas of the town. We also recognize that there should be some type of compatibility with regards to the metal paneling with the surrounding architecture elsewhere. The applicant has already proposed limitations on the percentage of metal paneling allowed and the Planning Department does recommend this proposed text amendment as well.

There being no questions or comments, Mayor Pro Tem Bales closed the public hearing.

OTHER BUSINESS

Petition #R21-03 – Billings Property. Petition #R21-03, Billings Property, is a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary, from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision; (Mecklenburg Co. Parcel: 02111116 & Cabarrus Co. Parcel 46703589660000).

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff Analysis attached hereto as Exhibit No. 3.* Just to bring you current to what has changed since last you've seen this and the Planning Board has taken action, I think everyone recalls the property is located on Eastfield Road at the extreme eastern boundary of our jurisdiction. In fact, it has a portion of a Cabarrus County property that was annexed into the Town.

None of the data points have changed. It's still 47 lots, single-family homes only, looking at a density of 2.23 units an acre. You can see the zoning that is in place now and the request is for Neighborhood Residential Conditional District for the 21-acre site.

One new item as was pointed out in previous Staff Reports, there are a number of lots along Eastfield Road highlighted in red at the bottom that are beyond a ¼ mile of the urban open space that is proposed for this development. It's probably around 100 or less feet, but it does exceed, and it's more than we would sort of say is compliant with that. The applicant is asking for an actual ordinance modification for those parcels. All the other items that were listed in the Staff Report have generally been modified or satisfied, with two other exceptions. The other modification request is the cell tower. It sits less than the 200' from the residential lot boundaries as the ordinance would prescribe, so the request is for 149' setback and staff's suggestion and the Planning Board's endorsement was that is fine as long as there is engineering documentation provided that the tower will implode upon itself and not sort of fall at its full height.

The last two items that in essence have not been modified for this plan is, as referenced in the public comment period, there was a recommendation only to connect to Linksland in the north and then 1998 illustrative masterplan for all of Skybrook it was envisioned that Linksland would connect down to the south. The applicant has not provided that connection through the plan, so just to be clear about that. There's a further suggestion by staff that is if that road is not to connect that the current situation at the end of Linksland is there's no turn around and so it was originally approved as a stub and that's why we don't see a turnaround. It is recommended that be cleaned up through this process.

Lastly, you can see on the edge along here in the green, that is just a suggested route to connect this subdivision to the amenity center to the east which is completely in Cabarrus County. My understanding is that you do not have to be a resident of Skybrook nor does being a resident of Skybrook automatically put you into the club. But it is an available amenity that I think it would be safe to say many of these residents would like to take advantage of. The suggestion of the green line is purely following the BMP access easement that is a requirement and will be in place and did not seem to obligate any additional land to make that connection and then Skybrook HOA owns the land to the east to be able to make that connection. But again, to be clear, that trail connection is a recommendation. The Linksland Drive and the turn-around are also recommendations and then you have the two modification requests.

That is the essence of the latest plan that's in front of you. Here is the full Planning Board motion. They did recommend approval by 7-2 vote. They were in favor of the cell tower modification as I requested. They did not act on the urban open space, the lots that were more than ¼ mile from the urban open space, because that was not part of the request. You can see their policy recommendations and again the Eastfield Road Small Area Plan provides the most support for this rezoning with this consistency to the adjoining Skybrook.

Commissioner Walsh said back when the masterplan for Skybrook was put together, there was supposed to be a connection from Linksland on down. The condition of that stub is kind of tough right now because it was designed as a stub-out. I'm wondering if you would be willing to work with staff to maybe get a turnaround put up in that area so that we kind of clean that up a little bit.

Scott Moore said we're happy to take a look at it. We're happy to work with staff and the HOA as well. The big thing to talk about here is all of this land that is around here is all owned by the Skybrook HOA and when we were talking about making this connection here at the public hearing, the reason we did

not do that is because the HOA at the time was not willing to sell us the land or to make that connection, so we weren't proposing any connection, but I'm happy to work with everyone to see what we can do. I just can't vouch for the HOA, where if any additional right-of-way were needed for a turnaround, I can't make that decision for them because it's land that's owned by the HOA.

Commissioner Walsh said I understand and I know Mr. Sandhaus is here, but you are willing to take care of that if we can get this HOA to allow you to do a turnaround type of thing there.

Mr. Moore said I would like to know what "take care of that" means, just to be clear.

Commissioner Walsh said we don't really need a turnaround for an 18-wheeler, but something, because it was designed as a stub street, some kind of little cul-de-sacish type of turn around. Normally, if we would be connecting that, we'd get that cleaned up and I kind of hate to leave the HOA with it.

Mr. Moore said I'm happy to work with them. As I was talking with David, in 1999 the staff actually approved it at the right-of-way and not the property line, which is kind of what the issue is that we are dealing with today. But if I could be a part of the solution, we will be happy to work with that.

Commissioner Walsh said the trail around the BMP.

Mr. Moore said that I would like to discuss because that portion right there, there's grading all the way up to tree save, so I'm happy to talk about that with David a little bit more. I don't know that we have an easement. More of that is across the lines of directly from the cell phone tower. These areas and this path right here will be the connection of where that will take place. It wasn't a matter of us not wanting to do that. I think that's a very simple change, if there's room to do it. What I didn't want to do, and as described at the public hearing, is to have to clear out all the trees that buffer the pond and the area just to put a path in. I didn't feel that was a really good use of that land. If we could work with that without having to clear out, because there is part of tree save, meeting requirements. I don't want to put ourselves in an issue where we are clearing out trees to make a path and then we now have issues with tree save. That was part of the reason why.

Mr. Peete said I can assure you that we are not casting aside other requirements of the ordinance. The buffer would have to be there, all the other elements. As I said, based upon if you go back a couple of slides to the site plan, it's difficult to see but under that green line is the access to the BMP's, which is a requirement of the ordinance. It's got to be at least 10' so it's plenty for a trail. And we are just following that to the storm water feature that's proposed. We don't disagree that we are not here to take away other requirements, but it feels like there is plenty of room to do it.

Commissioner Walsh said are you good with that.

Mr. Moore said the only other issue I would say is putting trails between two lots is not ideal because most people who close on homes don't want to be right next to a lot, but if it's a requirement and the only way that we can through to approve it, we will do what we can to make that work.

Commissioner Walsh made a motion in considering Petition #R21-03, a request by Skybrook West to rezone 21.04 acres north of Eastfield Road, the Town Board approves this rezoning as it is consistent with Policies LU 11.1, 11.2 and T 3.1 of the Huntersville 2040 Community Plan and specifically the Eastfield Road Small Area Plan. It is reasonable and in the public interest to approve this rezoning as it promotes street connectivity, safeguards the development on this parcel, and continues the look, feel

and flow of the existing and adjacent phase of Skybrook. The Town Board approves the applicant's request for the ordinance modification as it relates to the cell tower buffer of 149' instead of 200'. The Town Board also approves the ordinance modification to the lots not within ¼ mile of an urban open space, as it only looks to be about 80' more. This approval is contingent upon a trail from the cul-de-sac to the adjoining Skybrook amenity center being provided around the BMP or other path; creating a paved turn-around at the end of Linksland Drive, if approved by the homeowners association; and address all outstanding redline comments from staff.

Commissioner Hines seconded motion.

Motion carried unanimously.

Appointments to 2022 Downtown Plan Steering Committee. The Downtown Plan Steering Committee will be comprised of Huntersville residents, property owners and business owners. The committee will serve to provide oversight of the planning process involved in updating the Downtown Masterplan. Several non-voting ex officio members will serve as liaisons to other town boards and commissions. The project is expected to take about a year to complete and will be supported by Town staff and consultants. The project is identified as a priority in the 2040 Community Plan.

Commissioner Walsh made a motion to temporarily suspend Rule of Procedure 31 and take up Agenda Item 9.B.

Commissioner Phillips seconded motion.

Motion carried unanimously.

Commissioner Walsh made a motion to nominate Bob Lemon, Charles Guignard, Cindy Trevisan, Don Gest, Doug Ferguson, Elaine Kerns, Elizabeth Rodriguez, Gatewood Campbell, Janelle Harris, Jessika Tucker, John Foster, Lee Hallman, Nate Bowman, Sarah McAulay, and Sean Flynn.

Commissioner Hines seconded motion.

Commissioner Bales said we had 64 applicants for a 15-member board and I just want to take a moment and thank every single one of you for your willingness to serve. It's a huge undertaking and it's one that will help our community move forward and work to revitalize the downtown area in Huntersville. Please if your name was not called out, I would encourage you to not despair and continue to apply for other opportunities to serve this wonderful community. The fact that 64 people threw their name into the hat for this committee amongst others, just shows how connected our community is to one another.

Motion carried unanimously.

Huntersville Ordinances Advisory Board Bylaws Revision. Emily Sloop, Town Attorney, said you all were provided a draft of the suggested edits. The edits primarily dealt with adding the conflict of interest rules from 160D-109. We also added language that would allow for subcommittees within the HOAB. There were a few other slight tweaks.

Commissioner Hines said with this, 1-2(B) says review concerns from residents and developers regarding Town planning processes and procedures as may be communicated to the HOAB by Planning

Department staff. The way I read that, if a resident has a complaint, are the HOAB board members allowed to communicate with them or are they not.

Ms. Sloop said they can communicate with them as long as it's not in violation of 160D-109. However, what was occurring is that residents were reaching out directly to HOAB staff and asking them to add items to the agenda. We would rather have them take up matters that come through the Planning Board so that we can document that and that we have a paper trail essentially. It's not to say that they cannot speak with them at all about concerns that they may have, but we want them to follow the proper channels as far as raising complaints. We do have an appeals process with regards to administrative appeals and as far as quasi-judicial matters as well, so we want to make sure that the proper channels are being followed and if it's for a proposed text amendment then we need to go through the application process and ensure that the application fee is being paid, that the application is being submitted, etc.

Commissioner Hines said so my understanding is when the board was originally created – you know, Planning Board, Town Board, Planning staff, as well as the HOAB could bring a matter up to discuss. I believe some language in here makes it unclear whether or not the HOAB board member can put something on the agenda. Can you talk to that.

Ms. Sloop said the HOAB Board could suggest that something be added to the agenda, however, if there's a conflict, they would need to recuse themselves. It really depends on what the matter is. Again, if it's a proposed text amendment from a citizen, that citizen should be paying the application fee and filing the application.

Commissioner Hines said so you are just cleaning the language up to basically say that if a HOAB board member has something they want to discuss, that they take it through the proper channels, speak directly to the Planning staff, Planning Board or the Town Board and get them to initiate the matter to the HOAB.

Ms. Sloop said as far as the planning process, we did leave in there language about if they saw something within the procedural process that they would like to make a suggestion with regards to and again procedural is different than a legislative matter, they could bring that up, but the goal here is to make sure that individual developers and individual citizens are taking their complaints to the Planning Department rather than going through the HOAB and asking that something unilaterally be added to the agenda without having a discussion with other HOAB members.

Commissioner Boone said it's my understanding that the Planning Director and the HOAB makes the agenda and if a HOAB member is talking to somebody in the community, that member can go to the chair or the Planning Director to have that item put on the agenda. Is that correct thinking there?

Ms. Sloop said it depends on the facts of that specific matter. If it is for a legislative change, meaning a proposed text amendment, they would need to go through the Planning Department.

Commissioner Boone said I'll give you an example of a case that the HOAB had a couple of years ago at Birkdale Village where the planting instructions for the buffer on the parking lots was supposed to start at 3'. That was the minimum amount that you could plant and hoping that it would grow to no higher than 6' and we changed that ordinance to read that it can't be any higher than 3' at maturity because of safety and that would not have come up in front of the HOAB unless the police officer had mentioned it to somebody that had had a problem in the parking lot and they knew somebody on the board and then

that was just brought in front of the Planning Director and it was put on the agenda. Is that how the process should work.

Ms. Sloop said we really shouldn't be doing that because we would want planning staff to review and research as well as legal stuff any proposed text amendments prior to them being added to an HOAB agenda and if the HOAB member adds the proposed text amendment to the agenda without first coming through planning and legal staff, that can cause unintended consequences.

Commissioner Boone said I guess my problem is that the wording of 1-2(B). I think it should be review concerns from residents and developers regarding Town planning processes and procedures as may be communicated to the HOAB and just period there. Take out "by the Planning Department staff."

Ms. Sloop said if that's what the Board prefers, we can make that edit through a motion. Again, the reasoning behind the edit was to avoid having developers and citizens ask that something unilaterally be added to the agenda, especially matters that were not pertaining to procedural processes but with regards to something that might affect something within the ordinance …….. that would require a legislative process.

Commissioner Bales said I think what I heard was that by funneling all the communication through Planning staff that it allows the vetting of the process through not only Planning staff but also from a legal perspective prior to it getting to HOAB or along the journey……like giving the heads up. And it also allows for additional documentation in case there was some sort of administrative appeal involved in case there was a court process involved. Again, it's hard to speak in blanket terms because it really would matter basically what the facts are of that particular situation. This is just tightening up.

Ms. Sloop said yes, correct. It also helps to avoid the appearance of bias even though bias may not be involved with the HOAB member adding something onto the agenda from a citizen or developer, but it does help reduce the appearance of bias even if bias is not involved and it also stems further potential for violation of 160D-109 which are the conflict rules for advisory boards.

Commissioner Hines said has this ever become……I think what I'm hearing you say, has a resident just brought a text amendment directly to the HOAB board without it being vetted by Planning staff.

Ms. Sloop said we've had some instances recently where things were asked to be added to the agenda directly through an HOAB member, yes.

Commissioner Hines said up to that point, the staff had never seen any of these requests.

Ms. Sloop said to my knowledge I don't know what extent of conversations Planning staff had had, but it looked like the citizen had been emailing an HOAB member directly.

Commissioner Hines said I think we're trying to streamline the process not make it more burdensome, so that's the only thing that I'm wrestling with right now is….hopefully staff would…..staff is vetting this prior to…….it may be on the agenda but I know that the Planning staff is talking to the chairman and I'm assuming they've talked about it prior to the actual date of the meeting.

Ms. Sloop said I can't speak for Planning staff, but my understanding is that there was limited communication prior to asking for it to be added.

Commissioner Boone said I'm ready to make a motion but I'm still kind of like Commissioner Hines kind of wrestling 1.2(b) as far as somebody wanting to talk to somebody on the committee, but I'll leave that as is. I'd like to make a motion to approve the revised HOAB bylaws with two changes Section 3-1 change the following to read A Chairperson and Vice Chairperson shall be elected by all the voting members of the HOAB and Section 9-1 Subcommittees take out upon consensus of the Town Board. The remaining verbiage in Section 9-1 shall remain the same.

Commissioner Hines said Commissioner Boone can you restate the 9-1.

Commissioner Boone said 9.1 it's subcommittees under that section take out upon consensus of the Town Board. That means the Town Board has to appoint or approve all the subcommittees, no other town commissioner or board has to go through this, why we are letting HOAB have town approval it just seems like we're getting in their way to do their job and the same thing as far as the board members that can vote for the chair, we need to have those people vote for their chair and vice chair like we do every other committee in town.

Commissioner Hines seconded motion.

Commissioner Walsh said I would be in support of the committee 1. Whatever it was electing their own chair and vice chair however I still would like to see the Town Board, they are going to create subcommittees because it involves staff time and can be pretty intensive, I would like to still have approval of that. I don't know if you would consider amending your motion.

Ms. Sloop said just for clarification a consensus would not require to come to an official meeting for approval. You could give a consensus outside.

Commissioner Bales said I do have a question, does the Planning Board, I know in the past there was a time when I believe the Board approved like this any potential subcommittees.

Ms. Sloop said we did review the Planning Board Rules of Procedure, they are allowed to have subcommittees however it doesn't require a consensus of the Town Board.

Commissioner Boone said an example of that is when the Planning Board put together the Tree Save Committee on their own, took staff time and did not get approval from the Town Board. Why this one board has to have our approval so they can form a subcommittee to do their job to look into the ordinances.

Commissioner Phillips said on the flipside should we make it where Planning Board has to have our approval for a subcommittee and that way it's fair and then leave the Board of Adjustment as is because they are quasi-judicial and on their own.

Commissioner Walsh said I would be for tightening it up with the other ones too. Again, it's impacting staff and resources and I'm not saying they are doing it willy nilly but it is something to be considered. I have no problem going back to the other ones and cleaning it up but I would like this one to remain the way it is, but I agree with Commissioner Boone they should pick their own chair.

Commissioner Munger said I'm probably in agreement with Commissioner Boone's original amendments to 3.1 and 9.1

Motion carried 5 to 1, Commissioner Walsh opposed.

Refunding Installment Finance Contract. At staff's request, the Town Financial Advisor, Davenport & Company, LLC, distributed Requests for Proposals seeking to refinance the Town's Installment Financing Contract on the Police Station and limited obligation bonds. Six proposals were opened on August 25 and staff and the Financial advisor recommend refinancing this debt with the low bidder, Pinnacle Financial Partners. Over the remaining 10 years on these two pieces of debt, the Town expects to refinance at 1.250 percent and 1.139 percent, resulting in estimated savings of $643,246.

Commissioner Munger made a motion to approve a resolution refunding an installment financing contract and calling for a public hearing on same for Monday, September 20, 2021 at 6 p.m. at Huntersville Recreation Center.

Commissioner Walsh seconded motion.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 4.

Findings of Fact Resolution – Introduce and Adopt Two Bond Orders. Commissioner Bales said this is the GO Refunding. At staff's request the Town's Financial Advisor, Davenport & Company, distributed requests for proposals seeking to refinance the Town's 2013 GO Bonds. Eight proposals were opened on August 25 and staff and the Financial Advisor recommend refinancing these GO bonds with the low bidder, Pinnacle Financial Partners. Over the remaining 12 years on this debt, the Town expects to refinance at 1.518 percent and 1.2 percent, resulting in an estimated savings of $337,545.

Commissioner Munger made a motion to adopt a Findings of Fact Resolution and introduce and adopt two bond orders related to existing Town bonds.

Commissioner Hines seconded motion.

Motion carried unanimously.

Resolution and Bond Orders attached hereto as Exhibit No. 5.

CONSENT AGENDA

Approval of Minutes. Commissioner Hines made a motion to approve the minutes of the August 16, 2021 Regular Town Board Meeting. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution – Assignment of Land Development Bond. Commissioner Hines made a motion to accept the Assignment of Land Development Bond for North Lake Business Park. Commissioner Phillips seconded motion. Motion carried unanimously.

Assignment of Land Development Bond attached hereto as Exhibit No. 6.

Resolution – Donation Policy. Commissioner Hines made a motion to approve the Donation Policy. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 7.

Sidewalk Construction Agreement – AAC. Commissioner Hines made a motion to approve Sidewalk Construction Agreement with American Asset Corporation. Commissioner Phillips seconded motion. Motion carried unanimously.

Sidewalk Construction Agreement attached hereto as Exhibit No. 8.

Speed Limit Ordinances – Portion of Hambright Road. Commissioner Hines made a motion to adopt ordinance to repeal 45 mph speed limit on portion of Hambright Road and adopt ordinance enacting 45 mph speed limit on Hambright Road, east of McCoy Road and west of US 21. Commissioner Phillips seconded motion. Motion carried unanimously.

Ordinances attached hereto as Exhibit 9.

Resolution – Temporarily Close Town Maintained Road for Special Event. Commissioner Hines made a motion to adopt Resolution to temporarily close certain Town-maintained roads for a special event organized by the Town of Huntersville. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 10.

Resolution – Award Patterson Road Extension Project Contract. Commissioner Hines made a motion to adopt Resolution awarding contract for the Patterson Road Extension Project. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 11.

Resolution – 2022 Resurfacing Project. Commissioner Hines made a motion to adopt Resolution awarding the 2022 Resurfacing Project. Commissioner Phillips seconded motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 12.

Budget Amendment – McDowell Creek Greenway. Commissioner Hines made a motion to approve budget amendment appropriating Fund Balance in the amount of $1,000,000 in the General Fund and $800,000 in the Tourism fund for the design associated with the McDowell Creek Greenway per the agreement. Commissioner Phillips seconded motion.

Call for Public Hearing – Petition #TA21-13. Commissioner Hines made a motion to call a public hearing for Monday, September 20, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA21-13, a request by Trinity Capital Advisors to amend Section 3.3.2 and possibly 8.25.10 allowing an impact to a PA-2 Mountain Island Lake Watershed Overlay District buffer in a Corporate Business Conditional District subject to mitigation.

Call for Public Hearing – Petition #TA21-12. Commissioner Hines made a motion to call a public hearing for Monday, October 4, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA21-12, an amendment to Article 14 Traffic Impact Analysis.

There being no further business, the meeting was adjourned.

Approved this the ___ day of _____, September 2021.

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Pattie McGinnis

Date: September 20, 2021

Subject: Budget Amendment

EXPLAIN REQUEST:

Appropriate Fund Balance (103890.9999) in the amount of $35,000 as discussed by the Board at the pre-meeting on September 7th for the following agencies.

	Pre-meeting on 9/7/2021	Approved FY 22 Budget 6/30/2021	Increase/ (Decrease)
General Fund			
Ada Jenkins Center	$ 20,000	$ 15,000	$ 5,000
Angels and Sparrows	5,000	-	5,000
Caterpillar Ministries	15,000	-	15,000
Hope House Foundation	10,000	-	10,000
Total General Fund	$ 50,000	$ 15,000	$ 35,000

Also, at the September 7th pre-meeting the Town Board decided to remove $20,000 of funding for Historic Latta Plantation in the Tourism fund.

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

Net decrease to fund balance of $15,000.

ATTACHMENTS:

None

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jackie Huffman

Date: September 20, 2021

Subject: Resolution - GO Refunding Bond

EXPLAIN REQUEST:
Following action approved by the Board at the September 7th meeting related to debt refinancing, approve Bond Resolution for the Taxable GO Bond to advance refund to the 2013 Bonds.

ACTION RECOMMENDED:
Approve Board Action

FINANCIAL IMPLICATIONS:
No net impact to fund balance

ATTACHMENTS:
1. Resolution

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED $4,800,000 TAXABLE GENERAL OBLIGATION REFUNDING BOND

WHEREAS, the Bond Order described below has been adopted, and it is desirable to make provision for the issuance of the Bond (as defined below) authorized by the Bond Order for the purpose of refunding the Town of Huntersville, North Carolina General Obligation Bonds, Series 2013 maturing on and after June 1, 2024, in order to achieve further debt service savings;

WHEREAS, the Town of Huntersville, North Carolina desires to issue its Taxable General Obligation Refunding Bond, Series 2021 (the "*Bond*") and to request that the Local Government Commission (the "*Commission*") sell the Bond to Pinnacle Bank in accordance with the terms provided herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners as follows:

Section 1. For purposes of this Resolution, the following words will have the meanings ascribed to them below:

"*Bank*" means Pinnacle Bank, as the original purchaser of the Bond, and its successors and assigns.

"*Board of Commissioners*" means the Board of Commissioners of the Town.

"*Bond*" means the Town's Taxable General Obligation Refunding Bond, Series 2021 authorized under the Bond Order.

"*Bond Order*" means the bond order authorizing the Town to issue taxable general obligation refunding bonds to refund the Refunded Bonds adopted by the Board of Commissioners on September 7, 2021 and effective on its adoption.

"Bond Purchase Agreement" means the Bond Purchase Agreement among the Local Government Commission, the Town and the Bank related to the sale of the Bond to the Bank.

"*Business Day*" means a day other than a Saturday or Sunday on which the Bank, at its principal corporate offices, is not required or authorized by law to remain closed.

"*Commission*" means the Local Government Commission of North Carolina.

"Escrow Agent" means U.S. Bank National Association and any successor thereto.

"Escrow Agreement" means the Escrow Agreement between the Town and the Escrow Agent, and any amendments thereto, related to the refunding of the Refunded Bonds.

"*Federal Securities*" means obligations permitted by Section 159-72 of the General Statutes of North Carolina, as may be amended from time-to-time, or any successor statute thereto.

"Finance Officer" means the Town's Finance Director or any successor to the function of the Town's statutory finance officer.

"*Owner*" means the registered owner of the Bond, which will initially be the Bank.

"Pricing Certificate" means the certificate of the Finance Officer, or her designee, delivered in connection with the issuance of the Bond which establishes the final principal amount, annual installment amounts and such other terms of the Bond consistent with this Resolution.

"*Refunded Bonds*" means the Town's General Obligation Bonds, Series 2013 maturing on and after June 1, 2024.

"*Town*" means the Town of Huntersville, North Carolina.

Section 2. The Town will issue not to exceed $4,800,000 in total aggregate principal amount of its Bond. The principal amount of the Bond will be set forth in the Pricing Certificate.

Section 3. The Bond will be dated its date of issuance and pay interest semiannually on June 1 and December 1, beginning June 1, 2022. The Bond is being issued to provide funds to refund all of the Refunded Bonds, as described in and in accordance with the Bond Order, and to pay the costs of issuing the Bond.

Section 4. The Bond will mature on June 1, 2033 and is payable in annual installments beginning June 1, 2022. Such annual installments will be payable on June 1 in the years and the amounts set forth in the Pricing Certificate.

Section 5. The Bond will bear interest from its date at a rate of 1.518% per annum computed on the basis of a 360-day year of twelve 30-day months. If the Town is in default of its obligations to pay the principal of and interest on the Bond, from the date of such default until the default has been remedied or waived by the Owner, the Bond will bear interest at a rate of the lesser (i) 5.518% per annum or (ii) the maximum rate permitted by law.

Section 6. The Bond shall be registered as to principal and interest, and the Finance Officer, or her designee, will act as the initial "Registrar" and is directed to maintain the registration records with respect to the Bond, subject to the appointment of a successor as permitted by law. The Bond shall bear the original or facsimile signatures of the Mayor or Town Manager and the Town Clerk, or their respective designees. An original or facsimile of the seal of the Town is to be imprinted on the Bond.

The Bond will be non-transferable, except to (a) an affiliate of the Bank or (b) a bank, insurance company or similar financial institution or any other entity approved by the Commission who executes an investor letter in a form and substance satisfactory to the Registrar. The Registrar has no obligation to pay any amounts due on the Bond to anyone other than the Owner as shown on the registration books kept by the Registrar.

Section 7. The Bond is subject to redemption, at the option of the Town, from any money that may be made available for such purpose, either in whole or in part, on any Business Day, at a redemption price equal to 100% of the principal amount of the Bond to be redeemed, together with interest accrued thereon to the date fixed for redemption. For any prepayment of the Bond, except as set forth below, the Town must also pay to the Owner a Make Whole Payment, as defined below. The total required Make Whole Payment, however, will not exceed 1.0% of the principal amount of Bond to be redeemed. The Town will give the Owner at least 30 days prior written notice of such redemption. The notice of redemption may state that it is conditional on sufficient money being available to pay the redemption price on the date fixed for redemption.

The required "Make Whole Payment" equals (i) the principal amount to be redeemed, multiplied by (ii) the time in years (or portions of a year) between the redemption date and the stated principal payment dates of the principal amounts to be redeemed, further multiplied by (iii) a rate equal to 0.60% (60 basis points), less the rate shown on Federal Reserve interest rate report H.15 (or its successor) as the effective Federal Funds rate, interpolated to the stated principal payment dates, plus 60 basis points. The Make Whole Payment will be calculated with separate time and rate factors for each principal installment, or portion thereof, being redeemed.

If the Bond is redeemed in part, such redemption shall be deemed a redemption of the principal amount of the Bond then outstanding in inverse order of the scheduled payments.

Notwithstanding the foregoing, the Make Whole Payment shall not be required to be paid in connection with the refunding and redemption of the Bond from the proceeds of the bond issued by the Town pursuant to the "**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $4,800,000 TAX-EXEMPT GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"** adopted by the Board of Commissioners of the Town on September 7, 2021 and the associated bond resolution adopted by the Board of Commissioners of the Town on September 20, 2021.

Section 8. The Bond and the provisions for the registration of the Bond and for the approval of the Bond by the Secretary of the Commission are to be in substantially the form set forth in Appendix A hereto. The Bond is to be numbered from "R-1".

Section 9. The Finance Officer is hereby directed to create and establish an account on the Town's books and records to be designated "*Town of Huntersville, North Carolina Taxable General Obligation Refunding Bonds, Series 2021 Costs of Issuance Account*" or such other name as the Finance Officer may determine (the "*Costs of Issuance Account*"). From the proceeds of the Bond, the State Treasurer shall transfer the amount necessary for the refunding of the Refunded Bonds to the Escrow Agent for deposit in the Escrow Fund (as defined in the Escrow Agreement) created under the Escrow Agreement in accordance with the terms of the Escrow Agreement and transfer the balance of the proceeds from the sale of the Bond to the Costs of Issuance Account. The Mayor, the Town Manager, the Deputy Town Manager, the Finance Officer and the Town Clerk, and their respective designees (collectively, the *"Authorized Officers"*) are hereby authorized and directed to enter into the Escrow Agreement, a form of which has been made available to the Board of Commissioners, but with such changes, modifications, additions or deletions therein as to them seem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the Board of Commissioners' approval of any and all changes, modifications, additions or deletions therein from the form and content of the Escrow Agreement available to the Board of Commissioners, and that from and after the execution and delivery of the Escrow Agreement, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Escrow Agreement as executed.

Proceeds on deposit in the Costs of Issuance Account will be used to pay the costs of issuing the Bond. Funds on deposit in the Costs of Issuance Account may be invested and reinvested by the Finance Officer as permitted by the laws of the State of North Carolina. The Finance Officer will keep and maintain adequate records pertaining to each account and all disbursements from each account so as to satisfy the requirements of the laws of the State of North Carolina. To the extent any funds remain in the Costs of Issuance Fund on June 1, 2022, the Finance Officer will apply the remaining proceeds of the Bonds to pay interest on the Bond on June 1, 2022.

Section 10. Actions taken by officials of the Town to select paying and transfer agents, and a bond registrar, or alternate or successor agents and registrars pursuant to Section 159E-8 of the Registered Public Obligations Act, Chapter 159E of the General Statutes of North Carolina, are hereby authorized and approved.

Section 11. The Commission is hereby requested to sell the Bond at private sale without advertisement to the Bank in accordance with the Bond Purchase Agreement subject to the provisions hereof as permitted by Sections 159-123(b)(5) and 159-123(c) of the General Statutes of North Carolina, as amended. The Bond will be sold at a price of 100% of the par amount of the Bond and at an interest rate not to exceed the interest rate set forth herein. The Finance Officer, or her designee, is authorized to deliver the Pricing Certificate and approve any further changes to or additional terms of the Bond set forth in this Resolution in the Pricing Certificate.

The form and content of the Bond Purchase Agreement are hereby in all respects approved and confirmed, and the Authorized Officers are hereby authorized, empowered and directed to execute and deliver the Bond Purchase Agreement, in substantially the form and content presented to the Town, but with such changes, modifications, additions, or deletions therein as shall to them seem necessary, desirable, or appropriate, their execution thereof to constitute conclusive evidence of their approval of any and all such changes, modifications, additions, or deletions therein, and that from and after the execution and delivery of the Bond Purchase Agreement, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Bond Purchase Agreement as executed.

Section 12. The Authorized Officers are hereby authorized and directed, individually or collectively, to execute and deliver for and on behalf of the Town the Bond to be prepared and, when it shall have been duly sold by the Commission, to execute the Bond and to turn the Bond over to the registrar and transfer agent of the Town for delivery to the Bank.

Section 13. The Authorized Officers are authorized and directed to execute and deliver for and on behalf of the Town any and all additional certificates, documents, opinions or other papers and perform all other acts as may be required by the documents contemplated in this Resolution or as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution. Any provision in this Resolution that authorizes more than one officer of the Town to take certain actions permits such officers to take the authorized actions either individually or collectively.

Section 14. Portions of this Resolution may be amended or supplemented, from time to time, without the consent of the Owner of the Bond if, in the opinion of nationally recognized bond counsel, such amendment or supplement would not adversely affect the interests of the Owner of the Bond.

All other amendments or supplements to this Resolution require the consent of the Owner of the Bond, including any amendment or supplement that would reduce the principal amount of the Bond, reduce the interest rate payable on it, extend its maturity or the times for paying interest, change the monetary medium in which principal and interest is payable. Any act done pursuant to a modification or amendment consented to by the Owner of the Bond is binding on any Owner of the Bond and will not be deemed an infringement of any of the provisions of this Resolution, whatever the character of the act may be, and may be done and performed as fully and freely as if expressly permitted by the terms of this Resolution, and after consent has been given, no Owner of the Bond has any right or interest to object to the action, to question its propriety or to enjoin or restrain the Town from taking any action pursuant to a modification or amendment.

If the Town proposes an amendment or supplemental resolution to this Resolution, the Town shall cause notice of the proposed amendment to be sent to each Owner by first-class mail, postage prepaid, to the address of such Owner as it appears on the registration books; but the failure to receive such notice by mailing by any Owner, or any defect in the mailing thereof, will not affect the validity of any proceedings pursuant hereto. Such notice shall briefly set forth the nature of the proposed amendment and shall state that copies thereof are on file at Town for inspection by any Owner.

Section 15. Nothing in this Resolution precludes (a) the payment of the Bond from the proceeds of refunding bonds or (b) the payment of the Bond from any legally available funds.

If the Town causes to be paid, or has made provisions to pay, on maturity or on redemption before maturity, to the Owner the principal of the Bond (including interest to become due thereon) and, the Make Whole Payment on the Bond, through setting aside trust funds or setting apart in a reserve fund or special trust account created pursuant to this Resolution or otherwise, or through the irrevocable segregation for that purpose in some sinking fund or other fund or trust account with an escrow agent or otherwise, money sufficient therefor, including, but not limited to, interest earned or to be earned on Federal Securities, to the extent permitted by law, such Bond will be considered to have been discharged and satisfied, and the principal of the Bond (including interest thereon and the Make Whole Payment) will no longer be deemed to be outstanding and unpaid; *provided, however*, that nothing in this Resolution requires the deposit of more than such Federal Securities as may be sufficient, taking into account both the principal amount of such Federal Securities and the interest to become due thereon, to implement any such defeasance.

If such a defeasance occurs and after the Town receives an opinion of a nationally recognized verification firm that the segregated money or Federal Securities together with interest earnings thereon are sufficient to effect a defeasance, the Town shall execute and deliver all such instruments as may be necessary to effect such a defeasance and desirable to evidence such release, discharge and satisfaction. Provisions shall be made by the Town, for the mailing of a notice to the Owner that such money is so available for such payment.

Section 16. The Town agrees that it will furnish the Bank (i) current audited financial statements within 210 days of the end of the Town's fiscal year and (ii) a copy of the Town's annual budget within 30 days of adoption. The Town may satisfy this requirement by making the aforementioned financial statements available in electronic format, including making it available on its public governmental website in the required timeframe.

Section 17. If the date for making any payment, or the date for performance of any act or the exercising of any right, as provided in this Resolution, is not a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day, with the same force and effect as if done on the nominal date provided in this Resolution, and no interest will accrue for the period after such nominal date.

Section 18. All acts and doings of the Authorized Officers that are in conformity with the purposes and intents of this Resolution and in the furtherance of the issuance of the Bond are in all respects ratified, approved and confirmed.

Section 19. If any one or more of the agreements or provisions contained in this Resolution is held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or for any reason whatsoever is held invalid, then such covenants, agreements or provisions are null and void and separable from the remaining agreements and

provisions and will in no way affect the validity of any of the other agreements and provisions of this Resolution or of the Bond authorized hereunder.

Section 20. All resolutions or parts thereof of the Board in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby superseded and repealed.

Section 21. After the issuance of the Bond, the remaining amount of the Bond Order that is authorized but unissued will be deemed repealed.

Section 22. This Resolution is effective on its adoption.

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Town Clerk of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the resolution titled "**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED $4,800,000 TAXABLE GENERAL OBLIGATION REFUNDING BOND**" adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 20th day of September, 2021, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the __ day of September, 2021.

(SEAL)

_____
Janet Pierson, Town Clerk
Town of Huntersville, North Carolina

APPENDIX A

FORM OF BOND

No. R-1 $[_____]

UNITED STATES OF AMERICA
STATE OF NORTH CAROLINA
TOWN OF HUNTERSVILLE

INTEREST RATE	MATURITY DATE	DATED DATE
1.518%	JUNE 1, 2033	OCTOBER [ ], 2021

REGISTERED OWNER: PINNACLE BANK

PRINCIPAL SUM: [AMOUNT] DOLLARS

TAXABLE GENERAL OBLIGATION REFUNDING BOND, SERIES 2021

THE TOWN OF HUNTERSVILLE, NORTH CAROLINA (the "*Town*") acknowledges itself indebted and for value received hereby promises to pay to the Registered Owner named above, on the Maturity Date specified above, upon surrender hereof, the Principal Sum shown above and to pay to the Registered Owner hereof interest thereon from the date of this Bond until it shall mature at the Interest Rate per annum specified above, computed on the basis of a 360-day year of twelve 30-day months, as such Interest Rate may be adjusted as set forth in the Bond Resolution (hereinafter defined), payable on June 1, 2022 and semiannually thereafter on June 1 and December 1 of each year. Principal of and interest on this Bond are payable in immediately available funds to the Registered Owner.

This Bond is issued in accordance with the Registered Public Obligations Act, Chapter 159E of the General Statutes of North Carolina, and pursuant to The Local Government Bond Act, a bond order adopted by the Board of Commissioners of the Town on September 7, 2021 and effective on the date of its adoption and a bond resolution adopted by the Board of Commissioners on September 20, 2021 (the *"Bond Resolution"*). The Bond is being issued to refund the Town's General Obligation Bonds, Series 2013 maturing on and after June 1, 2021 and to pay the costs of issuing the Bond.

This Bond is payable in annual installments on each June 1 in the years and in the amounts as follows:

DATE	PRINCIPAL AMOUNT	DATE	PRINCIPAL AMOUNT
2022	$	2028	$
2023		2029	
2024		2030	
2025		2031	
2026		2032	
2027		2033*	

* Maturity

This Bond is subject to redemption, at the option of the Town, from any money that may be made available for such purpose, either in whole or in part, on any Business Day, at a redemption price equal to 100% of the principal amount of this Bond to be redeemed, together with interest accrued thereon to the date fixed for redemption. For any prepayment of this Bond, except as set forth below, the Town must also pay to the Owner a Make Whole Payment, as defined below. The total required Make Whole Payment, however, will not exceed 1.0% of the principal amount of Bond to be redeemed. The Town will give the Owner at least 30 days prior written notice of such redemption. The required "Make Whole Payment" equals (i) the principal amount to be redeemed, multiplied by (ii) the time in years (or portions of a year) between the redemption date and the stated principal payment dates of the principal amounts to be redeemed, further multiplied by (iii) a rate equal to 0.60% (60 basis points), less the rate shown on Federal Reserve interest rate report H.15 (or its successor) as the effective Federal Funds rate, interpolated to the stated principal payment dates, plus 60 basis points. The Make Whole Payment will be calculated with separate time and rate factors for each principal installment, or portion thereof, being redeemed. Notwithstanding the foregoing, the Make Whole Payment shall not be required to be paid in connection with the refunding and redemption of this Bond from the proceeds of the tax-exempt bond as described in the Bond Resolution. If this Bond is redeemed in part, such redemption shall be deemed a redemption of the principal amount of this Bond then outstanding in inverse order of the scheduled payments.

THIS BOND WILL BE NON-TRANSFERABLE, EXCEPT TO (A) AN AFFILIATE OF THE INITIAL REGISTERED OWNER OR (B) A BANK, INSURANCE COMPANY OR SIMILAR FINANCIAL INSTITUTION OR ANY OTHER ENTITY APPROVED BY THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION WHO EXECUTES AN INVESTOR LETTER IN A FORM AND SUBSTANCE SATISFACTORY TO THE REGISTRAR FOR THE BOND.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of North Carolina to exist, be performed or happen precedent to or in the issuance of this Bond, exist, have been performed and have happened, and that the amount of this Bond, together with all other indebtedness of the Town, is within every debt and other limit prescribed by said Constitution or statutes. The faith and credit of the Town are hereby pledged to the punctual payment of the principal of and interest on this Bond in accordance with its terms.

This Bond shall not be valid or become obligatory for any purpose until the certification hereon shall have been signed by an authorized representative of the Local Government Commission.

IN WITNESS WHEREOF, the Town has caused this Bond to bear the original or facsimile of the signatures of the Mayor and the Town Clerk and an original or facsimile of the seal of the Town to be imprinted hereon and this Bond to be dated as of the Dated Date above.

(SEAL)

_____ _____

Town Clerk Mayor

Date of Execution: October __, 2021

The issue hereof has been approved under the
provisions of The Local Government Bond Act.

SHARON EDMUNDSON
Secretary of the Local Government Commission

FORM OF ASSIGNMENT

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

---

(Please print or typewrite Name and Address,
including Zip Code, and Federal Taxpayer Identification or
Social Security Number of Assignee)

---

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

---

Attorney to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____
Signature guaranteed by:

_____ _____

NOTICE: Signature must be guaranteed by a Participant in the Securities Transfer Agent Medallion Program ("Stamp") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration, enlargement or any change whatever.

TRANSFER FEE MAY BE REQUIRED

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jackie Huffman

Date: September 20, 2021

Subject: Tax Exempt GO Bond - Forward Delivery

EXPLAIN REQUEST:
Following the action approved by the Board at the September 7th meeting related to debt refinancing, adopt Bond Resolution for the Tax-Exempt GO Bond to refund the Taxable GO Bond as contemplated by a Forward Delivery Agreement.

ACTION RECOMMENDED:
Adopt Resolution

FINANCIAL IMPLICATIONS:
Not net impact to fund balance.

ATTACHMENTS:
1. Bond Resolution

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED $4,800,000 TAX-EXEMPT GENERAL OBLIGATION REFUNDING BOND

WHEREAS, the Bond Order described below has been adopted, and it is desirable to make provision for the issuance of the Bond (as defined below) authorized by the Bond Order for the purpose of refunding the Town of Huntersville, North Carolina Taxable General Obligation Bond, Series 2021, the proceeds of which are to be used to refund the Town of Huntersville, North Carolina General Obligation Bonds, Series 2013 maturing on and after June 1, 2024, if the Town can achieve further debt service savings as described in the Bond Order;

WHEREAS, as described in the Forward Purchase Agreement (as defined below), the Town of Huntersville, North Carolina desires to provide for the issuance of its Tax-Exempt General Obligation Refunding Bond (with appropriate series designation to be inserted) (the "*Bond*") and to request that the Local Government Commission (the "*Commission*") sell the Bond to Pinnacle Bank, if and when the Town determines to issue the Bond, in accordance with the terms provided herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners as follows:

Section 1. For purposes of this Resolution, the following words will have the meanings ascribed to them below:

"*Bank*" means Pinnacle Bank, as the original purchaser of the Bond, and its successors and assigns.

"*Board of Commissioners*" means the Board of Commissioners of the Town.

"*Bond*" means the Town's Tax-Exempt General Obligation Refunding Bond (with appropriate series designation to be inserted) authorized under the Bond Order.

"*Bond Order*" means the bond order authorizing the Town to issue tax-exempt general obligation refunding bonds to refund the Taxable Bond adopted by the Board of Commissioners on September 7, 2021 and effective on its adoption.

"*Business Day*" means a day other than a Saturday or Sunday on which the Bank, at its principal corporate offices, is not required or authorized by law to remain closed.

"*Commission*" means the Local Government Commission of North Carolina.

"Default Rate" means the interest rate in effect under the Bond immediately prior to the date the Town defaults on its obligations to pay the principal of and interest on the Bond when due, plus 4.0% per annum; provided, however that the Default Rate shall not exceed the maximum rate of interest permitted by law.

"Determination of Taxability" means, with respect to the Bond, and shall be deemed to have occurred on the date when (a) the Town shall receive notice from the Owner that the Internal Revenue Service has assessed as includable in gross income the interest payments made by the Town relating to the Bond and such assessment is due to the occurrence of an Event of Taxability or (b) the Town or the Owner shall receive notice from the Internal Revenue Service that the interest payments made by the

Town relating to the Bond is includable in the gross income of the Owner for federal income tax purposes and such determination is due to the occurrence of an Event of Taxability.

"Event of Taxability" means the occurrence or existence of any fact, event or circumstance caused by either the action or inaction of the Town which has the effect of causing the interest payments relating to the Bond made by the Town to be includable in the gross income of the Owner for federal income tax purposes.

"*Federal Securities*" means obligations permitted by Section 159-72 of the General Statutes of North Carolina, as may be amended from time-to-time, or any successor statute thereto.

"Finance Officer" means the Town's Finance Director or any successor to the function of the Town's statutory finance officer.

"Forward Purchase Agreement" means the Forward Delivery Bond Purchase Agreement among the Local Government Commission, the Town and the Bank related to the sale of the Bond to the Bank.

"Inclusion Date" means the effective date that the interest payments on the Bond made by the Town is includable in the gross income of the Owner of the Bond as a result of a Determination of Taxability.

"*Owner*" means the registered owner of the Bond, which will initially be the Bank.

"Pricing Certificate" means the certificate of the Finance Officer, or her designee, delivered in connection with the issuance of the Bond which establishes the final principal amount, annual installment amounts and such other terms of the Bond consistent with this Resolution.

"*Taxable Bond*" means the Town's Taxable General Obligation Refunding Bond, Series 2021.

"*Town*" means the Town of Huntersville, North Carolina.

Section 2. The Town may issue not to exceed $4,800,000 in total aggregate principal amount of the Bond. The principal amount of the Bond will be set forth in the Pricing Certificate. The Board of Commissioners is authorizing the issuance of the Bond on a forward delivery basis as described in the Forward Purchase Agreement. The terms set forth herein are only applicable if and when the Town determines to issue the Bond as described in the Forward Purchase Agreement.

Section 3. The Bond will be dated its date of issuance and pay interest semiannually on June 1 and December 1 on the same schedule as the Taxable Bond is to be paid. The Bond is being issued to refund and redeem all of the Taxable Bond, as described in and in accordance with the Bond Order.

Section 4. The Bond will mature on June 1, 2033 and is payable in annual installments on the same schedule as the Taxable Bond is to be paid. Such annual installments will be payable on June 1 in the years and the amounts set forth in the Pricing Certificate.

Section 5. The Bond will bear interest from its date at a rate of 1.20% per annum computed on the basis of a 360-day year of twelve 30-day months. If the Town is in default of its obligations to pay the principal of and interest on the Bond when due, from the date of such default until the default has been remedied or waived by the Owner, the Bond will bear interest at the Default Rate.

Section 6. The Bond shall be registered as to principal and interest, and the Finance Officer, or her designee, will act as the initial "Registrar" and is directed to maintain the registration records with respect to the Bond, subject to the appointment of a successor as permitted by law. The Bond shall bear the original or facsimile signatures of the Mayor or Town Manager and the Town Clerk, or their respective designees. An original or facsimile of the seal of the Town is to be imprinted on the Bond.

The Bond will be non-transferable, except to (a) an affiliate of the Bank or (b) a bank, insurance company or similar financial institution or any other entity approved by the Commission who executes an investor letter in a form and substance satisfactory to the Registrar. The Registrar has no obligation to pay any amounts due on the Bond to anyone other than the Owner as shown on the registration books kept by the Registrar.

Section 7. The Bond is subject to redemption, at the option of the Town, from any money that may be made available for such purpose, either in whole or in part, on any Business Day, at the redemption price of 100% of the principal amount of Bond to be redeemed, without premium, plus accrued interest thereon to the redemption date. The Town will give the Owner at least 30 days prior written notice of such redemption. The notice of redemption may state that it is conditional on sufficient money being available to pay the redemption price on the date fixed for redemption.

If the Bond is redeemed in part, such redemption shall be deemed a redemption of the principal amount of the Bond then outstanding in inverse order of the scheduled payments.

Section 8. The Bond and the provisions for the registration of the Bond and for the approval of the Bond by the Secretary of the Commission are to be in substantially the form set forth in Appendix A hereto. The Bond is to be numbered from "R-1".

Section 9. On delivery of the Bond to the Bank, the Bank shall transfer (or be deemed to have transferred) the par amount of the Bond to the State Treasurer, on behalf of the Town. The proceeds of the Bond, if and when delivered, will be used (or deemed to be used) to refund and redeem the Taxable Bond.

Section 10. Actions taken by officials of the Town to select paying and transfer agents, and a bond registrar, or alternate or successor agents and registrars pursuant to Section 159E-8 of the Registered Public Obligations Act, Chapter 159E of the General Statutes of North Carolina, are hereby authorized and approved.

Section 11. The Commission is hereby requested to sell the Bond at private sale without advertisement to the Bank in accordance with the Forward Purchase Agreement subject to the provisions hereof as permitted by Sections 159-123(b)(5) and 159-123(c) of the General Statutes of North Carolina, as amended. The Bond will be sold (or deemed to be sold) at a price of 100% of the par amount of the Bond and at an interest rate not to exceed the interest rate set forth herein. The Finance Officer, or her designee, is authorized to deliver the Pricing Certificate and approve any further changes to or additional terms of the Bond set forth in this Resolution in the Pricing Certificate.

The form and content of the Forward Purchase Agreement are hereby in all respects approved and confirmed, and The Mayor, the Town Manager, the Deputy Town Manager, the Finance Officer and the Town Clerk, and their respective designees (collectively, the *"Authorized Officers"*) are hereby authorized, empowered and directed to execute and deliver the Forward Purchase Agreement, in substantially the form and content presented to the Town, but with such changes, modifications, additions, or deletions therein as shall to them seem necessary, desirable, or appropriate, their execution thereof to constitute conclusive evidence of their approval of any and all such changes, modifications,

additions, or deletions therein, and that from and after the execution and delivery of the Forward Purchase Agreement, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Forward Purchase Agreement as executed. The Authorized Officers are in all respects authorized and empowered to determine if and when to issue the Bond for the purpose of achieving further debt service savings as contemplated in the Forward Purchase Agreement, the Bond Order and this Resolution.

Section 12. The Authorized Officers are hereby authorized and directed, individually or collectively, to execute and deliver for and on behalf of the Town the Bond to be prepared and, when it shall have been duly sold by the Commission, to execute the Bond and to turn the Bond over to the registrar and transfer agent of the Town for delivery to the Bank.

Section 13. The Authorized Officers are hereby authorized to execute a non-arbitrage certificate with respect to the Bond in order to comply with Section 148 of the Internal Revenue Code and the applicable regulations thereunder.

Section 14. The Town covenants that it will not take or permit, or omit to take or cause to be taken, any action that would adversely affect the exclusion from gross income of the recipient thereof for federal income tax purposes of the interest on the Bond, and, if it should take or permit, or omit to take or cause to be taken, any such action, the Town will take or cause to be taken all lawful actions within its power necessary to rescind or correct such actions or omissions promptly upon having knowledge thereof. The Town acknowledges that the continued exclusion of interest on the Bond from the owner's gross income for federal income tax purposes depends, in part, on compliance with the arbitrage limitations imposed by Section 148 of the Code. The Town covenants that it will comply with all the requirements of Section 148 of the Code, including the rebate requirements, and that it will not permit at any time any of the proceeds of the Bond or other funds under its control be used, directly or indirectly, to acquire any asset or obligation, the acquisition of which would cause the Bond to be "arbitrage bonds" for purposes of Section 148 of the Code.

While the Bond is outstanding, in the event of a Determination of Taxability, the interest rate on the Bond, from and after the Inclusion Date, shall be adjusted to preserve the Owner's after-tax economic yield with respect to the interest on the Bond, taking into account any interest expense deductions lost by the Owner as a direct or indirect result of the Determination of Taxability. In addition, the Town shall pay to the Owner (i) an amount necessary to reimburse the Owner for any interest, penalties, or other charges assessed by the Internal Revenue Service and the North Carolina Department of Revenue by reason of the Owner's failure to include the interest relating to the Bond in its gross income for income tax purposes, and (ii) additional interest as a result of the increase in the interest rate on all previous interest payments made by the Town after the Inclusion Date. In the event of a Determination of Taxability, the Owner shall provide the Town and the Commission with a new debt service schedule for the Bond which reflects the adjustment of the interest rate on the Bond.

The Town agrees to give prompt written notice to the Owner of the receipt of any notice or information from any source whatsoever to the effect that an Event of Taxability or a Determination of Taxability shall have occurred while the Bond is outstanding.

Section 15. The Authorized Officers are authorized and directed to execute and deliver for and on behalf of the Town any and all additional certificates, documents, opinions or other papers and perform all other acts as may be required by the documents contemplated in this Resolution or as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this

Resolution. Any provision in this Resolution that authorizes more than one officer of the Town to take certain actions permits such officers to take the authorized actions either individually or collectively.

Section 16. Portions of this Resolution may be amended or supplemented, from time to time, without the consent of the Owner of the Bond if, in the opinion of nationally recognized bond counsel, such amendment or supplement would not adversely affect the interests of the Owner of the Bond and would not cause the interest on the Bond to be included in the gross income of a recipient thereof for federal income tax purposes.

All other amendments or supplements to this Resolution require the consent of the Owner of the Bond, including any amendment or supplement that would reduce the principal amount of the Bond, reduce the interest rate payable on it, extend its maturity or the times for paying interest, change the monetary medium in which principal and interest is payable. Any act done pursuant to a modification or amendment consented to by the Owner of the Bond is binding on any Owner of the Bond and will not be deemed an infringement of any of the provisions of this Resolution, whatever the character of the act may be, and may be done and performed as fully and freely as if expressly permitted by the terms of this Resolution, and after consent has been given, no Owner of the Bond has any right or interest to object to the action, to question its propriety or to enjoin or restrain the Town from taking any action pursuant to a modification or amendment.

If the Town proposes an amendment or supplemental resolution to this Resolution, the Town shall cause notice of the proposed amendment to be sent to each Owner by first-class mail, postage prepaid, to the address of such Owner as it appears on the registration books; but the failure to receive such notice by mailing by any Owner, or any defect in the mailing thereof, will not affect the validity of any proceedings pursuant hereto. Such notice shall briefly set forth the nature of the proposed amendment and shall state that copies thereof are on file at Town for inspection by any Owner.

Section 17. Nothing in this Resolution precludes (a) the payment of the Bond from the proceeds of refunding bonds or (b) the payment of the Bond from any legally available funds.

If the Town causes to be paid, or has made provisions to pay, on maturity or on redemption before maturity, to the Owner the principal of the Bond (including interest to become due thereon) and, premium, if any, on the Bond, through setting aside trust funds or setting apart in a reserve fund or special trust account created pursuant to this Resolution or otherwise, or through the irrevocable segregation for that purpose in some sinking fund or other fund or trust account with an escrow agent or otherwise, money sufficient therefor, including, but not limited to, interest earned or to be earned on Federal Securities, to the extent permitted by law, such Bond will be considered to have been discharged and satisfied, and the principal of the Bond (including premium, if any, and interest thereon) will no longer be deemed to be outstanding and unpaid; *provided, however*, that nothing in this Resolution requires the deposit of more than such Federal Securities as may be sufficient, taking into account both the principal amount of such Federal Securities and the interest to become due thereon, to implement any such defeasance.

If such a defeasance occurs and after the Town receives an opinion of a nationally recognized verification firm that the segregated money or Federal Securities together with interest earnings thereon are sufficient to effect a defeasance, the Town shall execute and deliver all such instruments as may be necessary to effect such a defeasance and desirable to evidence such release, discharge and satisfaction. Provisions shall be made by the Town, for the mailing of a notice to the Owner that such money is so available for such payment.

Section 18. The Town agrees that it will furnish the Bank (i) current audited financial statements within 210 days of the end of the Town's fiscal year and (ii) a copy of the Town's annual budget within 30 days of adoption. The Town may satisfy this requirement by making the aforementioned financial statements available in electronic format, including making it available on its public governmental website in the required timeframe.

Section 19. If the date for making any payment, or the date for performance of any act or the exercising of any right, as provided in this Resolution, is not a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day, with the same force and effect as if done on the nominal date provided in this Resolution, and no interest will accrue for the period after such nominal date.

Section 20. All acts and doings of the Authorized Officers that are in conformity with the purposes and intents of this Resolution and in the furtherance of the issuance of the Bond are in all respects ratified, approved and confirmed.

Section 21. If any one or more of the agreements or provisions contained in this Resolution is held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or for any reason whatsoever is held invalid, then such covenants, agreements or provisions are null and void and separable from the remaining agreements and provisions and will in no way affect the validity of any of the other agreements and provisions of this Resolution or of the Bond authorized hereunder.

Section 22. All resolutions or parts thereof of the Board in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby superseded and repealed.

Section 23. After the issuance of the Bond, the remaining amount of the Bond Order that is authorized but unissued will be deemed repealed.

Section 24. This Resolution is effective on its adoption.

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Town Clerk of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the resolution titled "**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED $4,800,000 TAX-EXEMPT GENERAL OBLIGATION REFUNDING BOND**" adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 20th day of September, 2021, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the __ day of September, 2021.

(SEAL)

_____
Janet Pierson, Town Clerk
Town of Huntersville, North Carolina

APPENDIX A

FORM OF BOND

No. R-1 $[_____]

UNITED STATES OF AMERICA
STATE OF NORTH CAROLINA
TOWN OF HUNTERSVILLE

INTEREST RATE	**MATURITY DATE**	**DATED DATE**
1.20%	JUNE 1, 2033	[_____], 20__

REGISTERED OWNER: PINNACLE BANK

PRINCIPAL SUM: [AMOUNT] DOLLARS

TAX-EXEMPT GENERAL OBLIGATION REFUNDING BOND, SERIES 2021

THE TOWN OF HUNTERSVILLE, NORTH CAROLINA (the "*Town*") acknowledges itself indebted and for value received hereby promises to pay to the Registered Owner named above, on the Maturity Date specified above, upon surrender hereof, the Principal Sum shown above and to pay to the Registered Owner hereof interest thereon from the date of this Bond until it shall mature at the Interest Rate per annum specified above, computed on the basis of a 360-day year of twelve 30-day months, as such Interest Rate may be adjusted as set forth in the Bond Resolution (hereinafter defined), payable on [_____] 1, 20___ and semiannually thereafter on June 1 and December 1 of each year. Principal of and interest on this Bond are payable in immediately available funds to the Registered Owner.

This Bond is issued in accordance with the Registered Public Obligations Act, Chapter 159E of the General Statutes of North Carolina, and pursuant to The Local Government Bond Act, a bond order adopted by the Board of Commissioners of the Town on September 7, 2021 and effective on the date of its adoption and a bond resolution adopted by the Board of Commissioners on September 20, 2021 (the *"Bond Resolution"*). The Bond is being issued to refund the Town's Taxable General Obligation Refunding Bond, Series 2021.

This Bond is payable in annual installments on each June 1 in the years and in the amounts as follows:

DATE	PRINCIPAL AMOUNT	DATE	PRINCIPAL AMOUNT
2024	$	2029	$
2025		2030	
2026		2031	
2027		2032	
2028		2033*	

* Maturity

This Bond is subject to redemption, at the option of the Town, from any money that may be made available for such purpose, either in whole or in part, on any Business Day, at the redemption price of 100% of the principal amount of Bond to be redeemed, without premium, plus accrued interest thereon to the redemption date. The Town will give the Owner at least 30 days prior written notice of such redemption. If this Bond is redeemed in part, such redemption shall be deemed a redemption of the principal amount of this Bond then outstanding in inverse order of the scheduled payments.

THIS BOND WILL BE NON-TRANSFERABLE, EXCEPT TO (A) AN AFFILIATE OF THE INITIAL REGISTERED OWNER OR (B) A BANK, INSURANCE COMPANY OR SIMILAR FINANCIAL INSTITUTION OR ANY OTHER ENTITY APPROVED BY THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION WHO EXECUTES AN INVESTOR LETTER IN A FORM AND SUBSTANCE SATISFACTORY TO THE REGISTRAR FOR THE BOND.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of North Carolina to exist, be performed or happen precedent to or in the issuance of this Bond, exist, have been performed and have happened, and that the amount of this Bond, together with all other indebtedness of the Town, is within every debt and other limit prescribed by said Constitution or statutes. The faith and credit of the Town are hereby pledged to the punctual payment of the principal of and interest on this Bond in accordance with its terms.

This Bond shall not be valid or become obligatory for any purpose until the certification hereon shall have been signed by an authorized representative of the Local Government Commission.

IN WITNESS WHEREOF, the Town has caused this Bond to bear the original or facsimile of the signatures of the Mayor and the Town Clerk and an original or facsimile of the seal of the Town to be imprinted hereon and this Bond to be dated as of the Dated Date above.

(SEAL)

_____ _____

Town Clerk Mayor

Date of Execution: _____, 20__

The issue hereof has been approved under the
provisions of The Local Government Bond Act.

_____

[SHARON EDMUNDSON]
Secretary of the Local Government Commission

FORM OF ASSIGNMENT

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

---

(Please print or typewrite Name and Address,
including Zip Code, and Federal Taxpayer Identification or
Social Security Number of Assignee)

---

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

---

Attorney to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____
Signature guaranteed by:

_____ _____

NOTICE: Signature must be guaranteed by a Participant in the Securities Transfer Agent Medallion Program ("Stamp") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration, enlargement or any change whatever.

TRANSFER FEE MAY BE REQUIRED

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jackie Huffman

Date: September 20, 2021

Subject: Resolution for the Installment Financing to refund the 2011 installment financing (tax-exempt) and the 2012 LOBs (taxable).

EXPLAIN REQUEST:

Following action approved by the Board at the September 7th meeting related to debt refinancing, adopt Resolution for the Installment Financing to refund the 2011 installment financing (tax-exempt) and the 2012 LOBs (taxable).

ACTION RECOMMENDED:

Adopt Resolution

FINANCIAL IMPLICATIONS:

No net impact to fund balance

ATTACHMENTS:

1. Resolution

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA, APPROVING AN INSTALLMENT FINANCING CONTRACT AND DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS

WHEREAS, the Town of Huntersville, North Carolina (the *"Town"*) is a municipal corporation of the State of North Carolina (the *"State"*), validly existing under and by virtue of the Constitution, statutes and laws of the State;

WHEREAS, the Town has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the Town has previously executed and delivered an Installment Financing Contract dated as of December 1, 2011 between First Community Bank and the Town (the *"2011 Contract"*), the proceeds of which were used to finance the acquisition and construction of the Town's police station facility (the *"Police Station"*);

WHEREAS, the Town has previously executed and delivered an Installment Financing Contract dated as of April 1, 2012 between Huntersville Public Facilities Corporation (the *"Corporation"*) and the Town, the proceeds of which were used to refinance prior installment financings that financed the costs of various facilities in the Town (collectively, the *"Refinanced Projects"* and together with the Police Station, the *"Prior Projects"*);

WHEREAS, under an Indenture of Trust dated as of April 1, 2012 (the *"Indenture"*) between the Corporation and U.S. Bank National Association, as trustee (the *"Trustee"*), the Corporation executed and delivered Refunding Limited Obligation Bonds (Town of Huntersville, North Carolina), Series 2012 (the *"2012 Bonds"*), to assist the Town in refinancing the Refinanced Projects;

WHEREAS, the Board of Commissioners of the Town (the *"Board"*) has determined that it is in the best interest of the Town to (1) enter into an installment financing contract (the *"Contract"*) with Pinnacle Bank (the *"Lender"*) in order to refinance the Prior Projects by refinancing the 2011 Contract and refunding a portion of the 2012 Bonds and (2) provide security for the Town's obligations under the Contract and grant to the Lender a deed of trust, security agreement and fixture filing (the *"Deed of Trust"*) in the Town's fee simple interest in the site of the Police Station, together with all improvements and fixtures located thereon (collectively, the *"Mortgaged Property"*);

WHEREAS, the Prior Projects are owned and operated by or on behalf of the Town;

WHEREAS, the Board adopted a resolution on September 7, 2021 making certain findings with respect to the Prior Projects and the proposed refinancing therefor;

WHEREAS, the Board conducted a public hearing with respect to refinancing the Prior Projects earlier in this meeting to receive public comments on the Prior Projects, the proposed refinancing, the Contract and the Deed of Trust;

WHEREAS, the Town has filed an application with the LGC for approval of the LGC with respect to the Town entering into the Contract in an aggregate principal amount of not to exceed $8,400,000, and the Town hereby determines that all findings, conclusions and determinations of the Town in this Resolution are subject to such approval by the LGC;

WHEREAS, there have been described to the Board the forms of the following documents (collectively, the "*Instruments*"), copies of which are available to the Board, which the Board proposes to approve, enter into and deliver, as applicable, to effectuate the proposed installment financing:

(1) the Contract;

(2) the Deed of Trust;

(3) an Escrow Agreement (the "*Escrow Agreement*") between the Town and U.S. Bank National Association, as escrow agent, related to the refunding of the 2012 Bonds; and

WHEREAS, it appears that each of the Instruments is in appropriate form and is an appropriate instrument for the purposes intended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. ***Ratification of Prior Actions.*** All actions of the Town, the Mayor, the Town Manager, the Deputy Town Manager, the Finance Officer and the Town Clerk, and their respective designees (the *"Authorized Officers"*) in effectuating the proposed refinancing are hereby approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the Instruments.

Section 2. ***Approval, Authorization and Execution of Instruments.*** The Board hereby approves the refinancing of the Prior Projects in accordance with the terms of the Contract, which will be a valid, legal and binding obligation of the Town in accordance with its terms. The Town hereby approves the amount advanced by the Lender to the Town pursuant to the Contract in an aggregate principal amount not to exceed $8,400,000, comprised of a tax-exempt advance at an interest rate of 1.25% per annum, the proceeds of which will be used to refinance Town's remaining installment payment obligations related to the 2011 Contract, and a taxable advance at an interest rate of 1.139%, the proceeds of which will be used to refund a portion of the outstanding 2012 Bonds, such amount to be repaid by the Town to the Lender as provided in the Contract. The form, terms and content of the Instruments are in all respects authorized, approved and confirmed, and the Authorized Officers are authorized, empowered and directed to execute and deliver the Instruments for and on behalf of the Town, including necessary counterparts, in substantially the form attached hereto, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of their approval of any and all such changes, modifications, additions or deletions, and that from and after the execution and delivery of the Instruments, each of the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Instruments as executed.

Section 3. ***Further Actions.*** Each of the Authorized Officers are hereby designated as the Town's representatives to act on behalf of the Town in connection with the transactions contemplated by the Instruments, and each of the Authorized Officers are authorized and directed to proceed with the refinancing of the Prior Projects in accordance with the terms of the Instruments, and to seek opinions on matters of law from the Town Attorney, which the Town Attorney is authorized to furnish on behalf of the Town, and opinions of law from such other attorneys for all documents contemplated hereby as required by law. Each of the Authorized Officers are hereby authorized to designate one or more

employees of the Town to take all actions which each of the Authorized Officers are authorized to perform under this Resolution, and each of the Authorized Officers, including their designees, are in all respects authorized on behalf of the Town to supply all information pertaining to the transactions contemplated by the Instruments. Each of the Authorized Officers are authorized to execute and deliver for and on behalf of the Town any and all additional certificates, documents, opinions or other papers and perform all other acts as may be required by the Instruments or as they may deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution. Any and all acts of the Authorized Officers may be done individually or collectively.

Section 4. ***Related Actions***. All acts and doings of officers, employees and agents of the Town, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.

Section 5. ***Repealer.*** All motions, orders, resolutions, ordinances and parts thereof in conflict herewith are hereby repealed.

Section 6. ***Severability.*** If any section, phrase or provision of this Resolution is for any reason declared to be invalid, such declaration will not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 7. ***Effective Date.*** This Resolution is effective on the date of its adoption.

STATE OF NORTH CAROLINA)
) ss:
TOWN OF HUNTERSVILLE)

I, JANET PIERSON, Town Clerk of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled "**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA, APPROVING AN INSTALLMENT FINANCING CONTRACT AND DELIVERY THEREOF AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS**" adopted by the Board of Commissioners of the Town of Huntersville, North Carolina at a regular meeting held on the 20th day of September, 2021.

WITNESS my hand and the corporate seal of the Town of Huntersville, North Carolina, this the ___ day of September, 2021.

_____
Janet Pierson
Town Clerk
Town of Huntersville, North Carolina

Town of Huntersville
Town Board
September 20, 2021

To: Town Board

From: Jackie Huffman

Date: September 20, 2021

Subject: ADA Transition Plan

EXPLAIN REQUEST:
Title II of the Americans with Disabilities Act (ADA) regulates programs, activities and services provided by state and local governments. As such, Town of Huntersville must comply with this section, which states: “no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity” (42 USC Sec. 12132; 28 CFR Sec. 35.130).

In accordance with Title II, the Town of Huntersville conducted an ADA compliance self-evaluation of its services, programs, activities, and facilities on public property and in public rights-of-way. With this information, an ADA Transition Plan has been developed to share findings of the self-evaluation and to establish strategies for improving ADA accessibility within our community.

ACTION RECOMMENDED:
Consider adopting plan.

FINANCIAL IMPLICATIONS:
Facility improvements will become part of annual budget process. Impact will be ongoing as Town works to address items from self evaluation, ranging from small signage updates to sidewalk and other replacements.

ATTACHMENTS:
1. Town of Huntersville ADA Transition Plan BOC Sept 20
2. TOH ADA Transition Plan Survey Responses

Town of Huntersville

Americans with Disabilities Act (ADA) Transition Plan

September 2021

ADA Transition Plan for the Town of Huntersville, North Carolina

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Executive Summary

Title II of the Americans with Disabilities Act (ADA) regulates programs, activities and services provided by state and local governments. As such, Town of Huntersville must comply with this section, which states: “no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity” (42 USC Sec. 12132; 28 CFR Sec. 35.130).

In accordance with Title II, the Town of Huntersville conducted an ADA compliance self-evaluation of its services, programs, activities, and facilities on public property and in public rights-of-way. With this information, an ADA Transition Plan has been developed to share findings of the self-evaluation and to establish strategies for improving ADA accessibility within our community.

Our self-evaluation reviewed three fundamental areas for ADA compliance: (1) communications, information and facility signage; (2) public buildings and spaces; and (3) pedestrian facilities and public rights of way. Results of the self-evaluation are contained in **Appendix A – Self Evaluation.**

An Implementation Strategy addresses improvements for each of these three areas **Appendix B – Implementation Strategy** which contains short- and long-term implementation actions. Short-term improvements generally require a minimal amount of planning, design and financial investment. As such, these improvements are scheduled for completion prior to the end of FY 2022. Long-term improvements are certain to require higher levels of planning, design and financial investment. To accommodate these larger-scale projects, the Town has integrated funding into the Annual Budget and will continue to work with the North Carolina Department of Transportation (NCDOT) regarding future ADA compliance needs. Funding for the identified improvements will be appropriated through the Towns’ annual operational and CIP.

ADA self-evaluation, transition planning and implementation will be a continuous effort for the Town of Huntersville. The Town is committed to updating the ADA Transition Plan annually with oversight of the Assistant Town Manager, designated as ADA Coordinator, and every five years with required action by the Town Board. Involvement of other community leaders and support organizations is, and will continue to be, a critical part of the ADA transition process.

Introduction

Transition Plan Need and Purpose

The Americans with Disabilities Act (ADA) is a civil rights law prohibiting discrimination against individuals based on disability. It was enacted on July 26, 1990, and was amended in 2008 with the ADA Amendments Act. The ADA consists of five titles outlining protections in the following areas:

I. Employment
II. State and local government services
III. Public accommodations
IV. Telecommunications
V. Miscellaneous Provisions

Title II of ADA pertains to the programs, activities and services provided by public entities. The Town of Huntersville must comply with this section of the Act, as it specifically applies to public service agencies. Title II of ADA states "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity" (42 USC Sec. 12132; 28 CFR Sec. 35.130).

As required by Title II of ADA (28 CFR Part 35 Sec. 35.105 and Sec. 35.150), the Town of Huntersville has conducted a self-evaluation of its services, programs, activities, and facilities on public property and within public rights-of-way. Further, the Town developed this Transition Plan to detail methods to be used in working toward compliance with ADA accessibility requirements into the future.

ADA and its Relationship to Other Laws

Title II of ADA is companion legislation to two previous federal statutes and regulations: the Architectural Barriers Act (ABA) of 1968 and Section 504 of the Rehabilitation Act of 1973.

The Architectural Barriers Act of 1968 is a Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Section 504 of the Rehabilitation Act of 1973 is a Federal law that protects qualified individuals from discrimination based on their disability. The nondiscrimination requirements of the law apply to employers and organizations that receive financial assistance from any Federal department or agency. Title II of the ADA extended this coverage to all state and local government entities, regardless of whether they receive federal funding or not.

Agency Requirements

Under Title II of the ADA, the Town of Huntersville must meet these general requirements:

- Must operate programs so that, when viewed in their entirety, the programs are accessible to and useable by individuals with disabilities [28 CFR Sec. 35.150].

- May not refuse to allow a person with a disability to participate in a service, program or activity simply because the person has a disability [28 CFR Sec. 35.130 (a)].

- Must make reasonable modifications in policies, practices and procedures that deny equal access to individuals with disabilities unless a fundamental alteration in the program would result [28 CFR Sec. 35.130(b)(7)].

- May not provide services or benefits to individuals with disabilities through programs that are separate or different unless the separate or different measures are necessary to ensure that benefits and services are equally effective [28 CFR Sec. 35.130(b)(iv) and (d)].

- Must take appropriate steps to ensure that communications with applicants, participants and members of the public with disabilities are as effective as communications with others [29 CFR Sec. 35.160(a)].

- Must designate at least one responsible employee to coordinate ADA compliance [28 CFR Sec. 35.107(a)]. This person is typically referred to as the ADA Coordinator. The public entity must provide the ADA Coordinator's name, office address, and telephone number to all interested individuals [28 CFR Sec. 35.107(a)].

- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II of the ADA to applicants, participants, beneficiaries, employees, and other interested persons [28 CFR Sec. 35.106]. The notice must include the identification of the employee serving as the ADA Coordinator and must provide this information on an ongoing basis [28 CFR Sec. 104.8 (a)].

- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints [28 CFR Sec. 35.107(b)]. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the federal complaint process.

Designation of Responsibility

In accordance with 28 CFR 35.107(a), the Town of Huntersville has designated the following to serve as ADA Title II Coordinator, to oversee the Town's policies and procedures:

Name: Jackie Huffman
Job Title: Deputy Town Manager

In accordance with 28 CFR 35.150(d)(3), Existing Facilities, the Town of Huntersville has designated the following to serve as ADA Transition Plan Implementation Coordinator, to monitor the Town's progress and manage review and updates of this document:

Name: Jackie Huffman

Job Title: Deputy Town Manager

Contact information provided in Appendix E – Contact Information.

Training is an important tool for ensuring compliance with ADA requirements. Responsible parties will identify resources and opportunities for agency employees, at various levels, to receive ADA-related training appropriate to their job functions.

Self-Evaluation

Overview

Under Title II of the ADA (28 CFR Sec. 35.105), public entities are required to perform a self-evaluation of their current services, policies and practices with regard to accessibility. The goal of the self-evaluation is to verify that, in managing its programs and facilities, the agency is providing accessibility and not adversely affecting the full participation of individuals with disabilities.

The intent of the ADA self-evaluation is to review the agency's entire public program, including all facilities on public property and within public rights-of-way, in order to identify any obstacles or barriers to accessibility that need to be addressed. The general categories of items to be evaluated include:

- Communications, Information and Facility Signage
- Public Buildings and Spaces – offices, parking areas, parks and other types of publicly-accessible spaces
- Pedestrian Facilities and Public Rights of Way – sidewalks, curb ramps, bicycle/pedestrian trails, traffic control signals and transit facilities located within Town's rights-of-way

Public entities are required to provide an opportunity for interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the self-evaluation process by submitting comments
[28 CFR Sec.35.105 (b)].

Furthermore, a public entity that employs 50 or more persons is required, for at least three years following the completion of the self-evaluation, to maintain on file and make available for public inspection:

- A list of the interested persons consulted
- A description of areas examined and any problems identified; and,
- A description of any modifications made.

Process and Findings

The Town of Huntersville completed a self-evaluation of its services, programs, activities, and facilities on public property and within public rights-of-way with regard to accessibility. Detailed inventories and findings from this review are provided in Appendix A – Self-Evaluation under the headings of A1 -

Communications, Information and Facility Signage, A2 - Public Buildings and Spaces and A3 - Pedestrian Facilities and Public Rights of Way.

Communications, Information and Facility Signage

Title II of the ADA includes the following requirements regarding Communications.

Nondiscrimination on the Basis of Disability in State and Local Government Services 28 CFR Sec. 35.160

- A public entity shall take appropriate steps to ensure that communications with applicants, participants, and members of the public with disabilities are as effective as communications with others.
- A public entity shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in, and enjoy the benefits of, a service, program, or activity conducted by a public entity.
- In determining what type of auxiliary aid and service is necessary, a public entity shall consider the requests of the individual with disabilities.

Information and Signage 28 CFR Sec. 35.163

- A public entity shall ensure that interested persons, including persons with impaired vision or hearing, can obtain information as to the existence and location of accessible services, activities, and facilities.
- A public entity shall provide signage at all inaccessible entrances to each of its facilities, directing users to an accessible entrance or to a location at which they can obtain information about accessible facilities. The international symbol for accessibility shall be used at each accessible entrance of a facility.

Other examples of important communication items or devices include Accessible Pedestrian Signals (APS) used at intersections, and signs, pavement markings and other traffic control devices used to provide advance warning and positive guidance near construction, maintenance or utility work areas or zones that impact sidewalks, crosswalks or other pedestrian access routes. Appendix A3. Pedestrian Facilities and Public Rights-of-Way of this Transition Plan provides additional information about communication items related to Pedestrian Facilities and Public Rights-of-Way.

The Town has conducted an evaluation of communications, information and facility signage with regard to the ADA Title II requirements. The findings from this evaluation are provided in Appendix A1. Communications, Information and Facility Signage.

Improvement Schedule

Moving forward, the Town of Huntersville plans to implement improvements for the items that have been identified as potential obstacles to accessibility – refer to **Appendix B – Implementation Strategy**.

Public Buildings and Spaces

The Town of Huntersville is responsible for the following publicly accessible buildings:

ADDRESS	BUILDING NAME
101 Huntersville Concord Rd	Town Hall
102 Gilead Rd	Bob Blythe Building *(As of Sept 13, 2021)*
110 S Old Statesville Rd	Fire Station #1
105 Gilead Rd	Town Center
13423 Eastfield Rd	Fire Station #3
9630 Julian Clark Ave	Police Station
11316 Sam Furr Rd	ElectriCities
301 Huntersville Concord Rd	Historic Jail
416 Seagle St	PW/P&R Maintenance Building
102 N Old Statesville Rd	Storage Warehouse
100 Sherwood Dr	Holbrook Park
11720 Verhoeff Dr	Huntersville Athletic Park
16131 N Old Statesville Rd	North Meck Park
205 Glendale Drive	Abernathy Park
14200 Holbrooks Rd	Waymer Park
17005 Davidson Concord Rd	Bradford Park
13707 Beatties Ford Rd	Barry Park
526 Greenway St	Greenway Park
109 S Old Statesville Rd	Arts & Cultural Center
508 Dellwood Dr	Torrence Lytle Community Center
11725 Verhoeff Dr	Huntersville Family Fitness Center
3rd Street & E Steel St	ElectriCities - Electric Substation 1
12000 Old Statesville Rd	ElectriCities - Electric Substation 2
201 Huntersville-Concord Rd	Veterans Park – Amphitheater
8826 McIlwaine Rd	Fire Station #4 - Fire Station
12470 Commerce Station Dr	ElectriCities- Electric Substation 3

The Town has conducted a detailed accessibility evaluation of each of its building facilities, and related parking lots/areas, based on ADA guidance, North Carolina State Building Code and other established resources. Findings of this evaluation is provided in **Appendix A2. Public Buildings and Spaces**.

Improvement Schedule

Moving forward, the Town of Huntersville plans to implement improvements for items that have been identified as potential obstacles to accessibility – refer to Appendix B – Implementation Strategy.

Pedestrian Facilities and Public Rights-of-Way

As part of the self-evaluation process, the Town of Huntersville has conducted an inventory and evaluation of pedestrian facilities within its public rights-of-way, which consist of approximately:

- 285 (as of July 1, 2020) miles of sidewalks

- 5,417 (as of November 2020) curb ramps
- 1.4 (as of March 1, 2021) miles of paved multi-use paths
- One traffic control signal

Note: Charlotte Area Transit System (CATS) owns and operates bus stops within the Town limits. All of CATS fixed route busses and trains are accessible and meet the Americans with Disabilities Act (ADA) requirements. CATS also offers paratransit, Special Transportation Service (STS), for eligible customers with disabilities. CATS outlines their Reasonable Modification Policy under the Accessibility section on their website (www.ridetransit.org). Requests for modifications can be made by calling 704-336-7433.

The Town of Huntersville utilizes three methods for upgrading pedestrian facilities to current ADA standards:

1. Scheduled street and utility improvement projects. All pedestrian facilities impacted by these projects are upgraded to current ADA accessibility standards.

2. Revolving sidewalk and ADA accessibility improvement fund. This program is captured within the Town's Capital Improvement Program.

3. External coordination – North Carolina Department of Transportation (NCDOT) and Charlotte Regional Transportation Planning Organization (CRTPO). These external agencies maintain long-range planning and capital programming documents for a majority of the Town's transportation network. Coordination is necessary to ensure that planning and programming documents align with ADA compliance priorities.

In recent years, the Town has funded a review of existing accessibility improvements, such as sidewalk, wheelchair ramps and signalized pedestrian crossings as detailed in appendix A to pedestrian facilities:

A detailed evaluation of these facilities with regard to accessibility compliance is provided in Appendix A3. Pedestrian Facilities and Public Rights-of-Way.

Improvement Schedule

Moving forward, the Town of Huntersville plans to implement improvements for the items that have been identified as potential obstacles to accessibility - refer to **Appendix B – Implementation Strategy**.

Public Outreach

The Town of Huntersville recognizes that public participation is an important component in the development of this transition plan. Input from the community has been gathered and used to help define priority areas for improvements within the jurisdiction of the Town of Huntersville.

Public outreach for preparation of this document has consisted of the following activities:

Public Meeting:	May 10, 2021
Public notification:	April 16, 2021
Social media posts:	April 20, 2021; April 27, 2021 and April 30, 2021

Distributed to area schools, non-profit and accessibility contacts and shared on social media sites like Facebook, Twitter and Nextdoor.

This document has been made available for public comment online at www.huntersville.org and at Huntersville Town Hall. Review and revision will be an ongoing part of this process.

Appendix C – Public Outreach provides a summary of comments received and detailed information regarding the public outreach activities.

Public Notice of ADA Requirements and Grievance Procedure

Under the Americans with Disabilities Act, each agency is required to publish its responsibilities with regard to ADA compliance. A draft of this public notice is provided in **Appendix D – Public Notice of ADA Requirements and Grievance Procedure**.

If users of the Town of Huntersville's facilities and services believe the Town has not provided a reasonable accommodation, they have the right to file a grievance. In accordance with 28 CFR Sec. 35.107(b), the Town has developed a grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints or concerns. This grievance procedure is outlined in Appendix D – Public Notice of ADA Requirements and Grievance Procedure.

Progress Monitoring and Transition Plan Management

This Transition Plan is considered a living document that will continue to be updated as conditions within the Town evolve. A review of the complete document (main body and appendices) will be conducted at least once per year, to identify any need for updates with the results presented to the Deputy Town Manager. Updates to the appendices or attachments may be made more frequently as needed. Any substantive updates to the main body of this document will include a public comment period to continue the Town's public outreach efforts.

The ADA Transition Plan will be updated and presented to the Town Board of Commissioners every five years.

The Town of Huntersville recognizes that ADA compliance is an ongoing responsibility, which will require monitoring to identify future accessibility issues that may be encountered. For example, facilities that currently meet ADA requirements could fall out of compliance due to factors such as damage, disrepair, or changes within public rights-of-way. Therefore, an annual review of the status of the on-going monitoring/inspection program will correlate with the formulation of the yearly Transportation Improvement Plan. Town employees and community stakeholders are encouraged to report any accessibility concerns or deficiencies that are identified.

APPENDIX

Appendix A – Self-Evaluation

A public entity that employs 50 or more persons is required, for at least three years following the completion of the self-evaluation, to maintain on file and make available for public inspection:

- A list of the interested persons consulted;
- A description of areas examined and any problems identified; and,
- A description of any modifications made.

Interested Persons Consulted

Town of Huntersville staff conducted the self-evaluation in the various areas of Communications, Information and Facility Signage, Building Facilities and Related Parking Lots/Facilities, and Pedestrian Facilities/Public Rights-of-Way. Staff included representatives from various Departments and Divisions of the Town to include, Facilities Maintenance, Engineering and Public Works, Town Managers Office and the Police Department.

Descriptions of areas examined, problems identified and any modifications made are listed in the following sections A1, A2 and A3.

A1. Communications, Information and Facility Signage

The Town strives to ensure that persons with vision, hearing or speech disabilities can communicate with, receive information from, and convey information to, the Town of Huntersville. The Town has conducted an evaluation of its communications, information and facility signage with regard to the ADA Title II requirements. The results are listed as follows.

Inventory and Findings

The Town strives to achieve inclusion from all interested parties in all activities by:

- Ensuring that communications with applicants, participants, and members of the public with disabilities are as effective as communications with others and promotes that availability for request for accommodations at any Town meeting, event, public hearing etc. by inclusion on all public notices and advertisements that accommodation is available upon request.
- Auxiliary aids and services are available with notice to afford individuals with disabilities an equal opportunity to participate in, and enjoy the benefits of, agency services, programs, or activities.
- Efforts to ensure that interested persons, including persons with impaired vision or hearing, can obtain information as to the existence and location of accessible services, activities, and facilities. Services available are sign language interpreters, readers, Braille, large print text, etc. are available upon request.
- Signage at all inaccessible entrances to each of the agency's facilities, directing users to an accessible entrance or to a location at which they can obtain information about accessible facilities.
- Signage within buildings are to be designed to provide the most accommodation as possible without further intervention.

- Provision of telecommunications devices for the deaf (TDD) Communication System and promotes its availability on official communications to include Town stationary, business cards and Town website.

Correspondence and Printed Documents

The Town has begun drafting "printed materials guidance" to ensure ADA compliance. This will be finalized as part of the implementation of this plan.

Website Accessibility

The Town's website is designed with the creation of Alt Tags for all images and video. Impaired users can 'mouse' over the image and then read the description through their enhanced technology. On the bottom of the Town's homepage, the Town provides a link to "Accessibility" information about its website that describes how the Town strives to be ADA compliant through meeting the design standards of Section 508 – GSA Government-wide IT Accessibility Program Section508.gov, as well as links to browser accessibility information, additional plug-ins and assistive technology. We also have a clickable form to contact the town to report any issues.

The webpage allows visitors to use assistive technology (such as Braille reader, a screen reader or text telephone) and provides contact information in the event that the format of any material on the website is inaccessible. We ask that users requesting an accommodation indicate the nature of their accessibility problem, the preferred format in which to receive the material, the web address of the requested information and their contact information. We also provide links to built-in accessibility tools for browsers uses may be using (i.e. Internet Explorer, Firefox, Chrome), as well as additional plug-ins for Adobe and other supportive assistance technology.

Regular monitoring of content and code will ensure accessibility for future users.

Additional Evaluation

Upon completion of this initial self-evaluation, it is clear that additional efforts are needed to further explore ADA compliance in this particular area. While staff has made great progress with the current Transition Plan draft, work will continue to regularly evaluate Communications, Information and Facility Signage.

A2. Public Buildings and Spaces

In April 2020, the Town began conducting a detailed accessibility evaluation of each of its public buildings and spaces, utilizing the ADA Checklist for Existing Facilities publication, which is based on the 2010 ADA Standard for Accessible Design and/or the latest North Carolina Building Code. Examples of these types of facilities include recreational areas, playgrounds, shelters, office buildings, parking areas and other types of public buildings and structures. Results of the evaluation are listed as follows.

Inventory and Findings

Each building facility was reviewed concerning accessibility. Using the ADA Checklist for Existing Facilities and the latest NC Building Code, each building facility evaluated the four priority areas that were identified in the Department of Justice ADA Title II regulations:

Priority 1 - An accessible route from site arrival points and an accessible entrance to the facility should be provided. This includes evaluation of parking lots and other parking facilities with regard to ADA requirements for provision of accessible parking spaces.

Priority 2 - Access to goods and services. This evaluates the layout of the building, which should allow for people with disabilities to obtain goods and services and to participate in activities without assistance.

Priority 3 – Access to public restrooms. If a restroom is open to the public, they should be accessible to people with disabilities.

Priority 4 – Additional access. Amenities such as drinking fountains, play areas, and public telephones should be accessible to people with disabilities.

Refer to Attachment 1 – Self-Evaluation Public Buildings and Spaces for more detailed information regarding specific results of the Public Buildings and Spaces inventory.

Additional Evaluation

Upon completion of this initial self-evaluation, additional efforts are needed to further explore ADA compliance in this particular area. While staff has made great progress with the current Transition Plan, work will continue over the next year to evaluate Public Buildings and Spaces.

A3. Pedestrian Facilities and Public Rights-of-Way

The Town is working to complete a self-evaluation of pedestrian facilities and public rights of way. A sidewalk ramp evaluation was completed town wide in July of 2020. An evaluation of sidewalk, exclusive of sidewalk ramps, is currently underway with the goal to be complete with data collection at the end of 2021. An evaluation of crosswalks to be completed following completion of sidewalk evaluation. The Town's only signal pedestrian heads to be upgraded as part of the Ranson Road CIP project in 2022.

Transit accessibility is managed by Charlotte Area Transit System (CATS). All of **CATS** fixed route buses and trains are accessible and meet the Americans with Disabilities Act (**ADA**) requirements. **CATS** also offers paratransit, Special Transportation Service (STS), for eligible customers with disabilities.

Inventory and Findings

Refer to Attachment 2 – Self-Evaluation Pedestrian Facilities and Public Rights-of-Way that includes a map of the areas inventoried as well as those areas to be inventoried.

Refer to Attachment 3 – Self-Evaluation Public Rights-of-Way for more detailed information regarding specific results of inventoried public transportation assets.

Additional Evaluation

Upon completion of this initial self-evaluation, additional efforts are needed to further explore ADA compliance in this particular area. While staff has made great progress with the current Transition Plan, work will continue over the next year to evaluate Pedestrian Facilities and Public Rights of Way.

Appendix B – Implementation Strategy

The Town recognizes that overcoming accessibility challenges is a continuous effort. While some challenges may be addressed with minimal action and financial commitment, others require significant investment in both time and money. As such, the Town's ADA implementation strategy is broken into components. The first section is related to short-term actions that may be taken by individual Town Departments with funding allocated through the annual operating budget. Longer-term and more costly efforts are identified and managed through the Town's Capital Improvement Plan (CIP). Public requests for improvements not identified within this strategy will be evaluated and prioritized for implementation accordingly by the Town's ADA Compliance Committee.

Short-Term Implementation Actions

These short-term actions will focus on training and education to include the promotion of ADA accommodations to the public, available resources, and education on the law. These short-term actions will be an immediate and continuous effort.

Communications

- The Town will promote the availability of ADA accommodations upon request on all outward correspondence with the public.
    - Responsible departments – Administration Department
- The Town will seek additional tools to ensure accessibility of its website.
- The Town will update materials, formalize templates and provide training to educate employees on ADA Title II and communication requirements for various types of disabilities.
    - Estimated cost – $ 10,000
    - Responsible departments – Administration/Human Resources
- The Town will provide training about ADA resources available to those requesting special accommodations for Town staff that frequently communicate with the public.
    - Responsible departments – Administration/Human Resources
- Administration will create a Style Guide and associated templates/materials to distribute to all Town departments. Administration will also provide technical assistance to departments in support of the Style Guide and associated materials.
    - Responsible departments – Administration
- The Town's meetings are currently live streamed via Facebook Live, which offers a closed captioning option. Staff will review the accuracy of the captioning and evaluate other options for closed captioning, if needed.
    - Responsible departments – Administration / IT

FY 2022 Goals

The Town strives toward implementing these goals by June 30, 2022. These items require planning, coordination, and construction with either internal staff or through contracts. Funding for these and future projects will come through annual operating budgets.

Interior Building Signage

- Providing appropriate interior wayfinding signage for locations that do not meet ADA regulations is a high-priority for short-term implementation.
    - Project scope: Evaluate and update interior wayfinding signage for all public Town buildings to meet minimum ADA requirements.
    - Estimated cost – $25,000
    - Responsible department – Parks & Recreation

Parking Areas

- Handicapped parking spaces do not meet current ADA standard for approximately 22% of Town-owned public parking lots / areas that were inspected. Providing appropriate handicapped parking for all of these locations is a high-priority for short-term implementation.
    - Project scope: Create handicapped parking where it does not exist; improve associated signage; refresh pavement markings for parking stalls and crosswalks.
    - Estimated cost – $125,000
        - Sign upgrades - $ 5,000
        - Pavement marking upgrades - $122,000
    - Responsible department – Public Works

On Street Parking evaluation to be completed by December 31, 2021

Sidewalks and Multi-use Paths

- 285 miles – Sidewalk
    - Project scope: Repair/replacement of TBD miles
    - Estimated cost – $ To be determined
    - Responsible department – Engineering & Public Works
- 5,417 – Sidewalk Ramps
    - Project scope: repair/replacement of 615 locations
    - Estimated cost – $ 1,537,500
    - Responsible department – Engineering & Public Works
- 1.4 miles – Paved Multiuse paths
    - Project scope: 30 ft of asphalt repair/cracks at North Meck Park; 5 feet of concrete repair/cracks at Bradford Park. Work to be completed October 21.
    - Estimated cost – $ 1,000
    - Responsible department – Parks and Recreation
    - Multi-use Paths examined in Spring 2021. As of the date of this plan (September 2021), patrons can access all paved trails/paths from parking lots.

Pedestrian Facilities and Public Rights of Way

- 1,183 Installation/Replacement of Truncated Domes
    - Project scope: addition of truncated dome mats
    - Estimated cost – $887,250
    - Responsible department- Engineering & Public Works

Signals

- Continue to work with the North Carolina Department of Transportation (NCDOT) to accommodate APS within upcoming roadway improvement projects, where appropriate. Stakeholders include NCDOT, the Town of Huntersville and private developments.

Long-Term Implementation Actions

Building Facilities and Related Parking Lots and Facilities

Some of the Town's buildings and facilities have already been identified for upgrades and improvements. Over the next five years, the Town has planned the following improvements as part of the annual budget process. These improvements will come from the self-evaluation of public buildings and spaces shown in Attachment 1.

Pedestrian Facilities and Public Rights of Way

As improvements are made to existing infrastructure, the Town also makes improvements to existing pedestrian facilities and public rights-of-way or installs these improvements as part of a larger project. The following areas have been identified through an existing Town project or in conjunction with NCDOT planned projects.

Project Name	Project Limits	Project Estimated Completion (FY)
Bud Henderson at Beatties Ford Pedestrian Improvements	Intersection of Beatties Ford Road at Bud Henderson Road	21
Commerce Station Sidewalk and Street Trees	Commerce Station Drive from 950 feet east of Meacham Farm Drive to end of road	21
Gibson Park Drive Phase 1	NC115 (Old Statesville Road) to Main Street	21
2021 Town wide Resurfacing	Various Locations	22
Holbrook Street Extension	From the parking lot at Bayshore Plaza to just east of Marguerite Lane	22
Patterson Road Extension North	From current end at Kurz to Vanstory Drive	22
Ranson Road	From Huntson Reserve Road to Stumptown Road	22
Vance at Gilead	From Vance Road at Bud Henderson Road intersection to Gilead Road	22
David Kenny Farm Connection	Extend David Kenny Farm Road to the east to Birkdale Commons Parkway	23
Gibson Park Drive Phase 2	Church Street to Drake Hill Drive	23
Seagle Street/4th Street	For Seagle – 4th to Ramah Church Road, for 4th Street – Seagle Street to Glendale Drive	23

Beatties Ford Road at McCoy Road	Beatties Ford Road at McCoy Road intersection	23
Beatties Ford Road at Gilead Road	Beatties Ford at Gilead Road intersection	23
Beatties Ford Road at Hambright Road	Beatties Ford Road at Hambright Road intersection	23
Huntington Green Sidewalk	Along Hambright Road from McCoy Road to Lake Norman Charter Elementary School, along McCoy Road from Hambright Road to North of Huntington Drive	23
Ferrelltown Parkway	Extend Ferrelltown Parkway from Keyes Meadow Way to Ramah Church Road	24
Main Street (U-5908)	NC 115 at Mt Holly Huntersville Road to NC 115 at Ramah Church Road	24
Gilead Road West	McCoy Road to Wynfield Creek Parkway	27
Arahova Roundabout	Rebuild roundabout at intersection of Arahova Drive at Boulder Park Drive	24
Stumptown Road Extension	NC 115 to Aberfeld Road	27
McCoy Road at Hambright Road	McCoy Road at Hambright Road intersection	TBD
McCoy Road at McIlwaine Road	McCoy Road at McIlwaine Road intersection	TBD
NCDOT U-5114 US21/Gilead Road	Gilead Road between US21 and Commerce Centre Drive, US21 between Dallas Street and Compass Street/Arahova Drive	24
NCDOT I-5714 I-77 at Gilead Road Interchange	Gilead Road between US21 and Reese Boulevard	24
NCDOT U-5108 Northcross Drive Extension	NC 73 to Westmoreland Road	24
NCDOT U-5771 US21 Widening	Compass Street/Arahova Drive to Holly Point Drive	26
NCDOT R-2555B W. Catawba Avenue	NC73 to Jetton Road	27
NCDOT I-5715 I-77at NC73 Interchange	Modify interchange to split diamond	27
NCDOT U-5765 NC73	W. Catawba Avenue to Northcross Drive	28
NCDOT R-5721B NC73	Beatties Ford Road to W. Catawba Avenue	28
NCDOT R-2632AB NC73	NC115 to Davidson-Concord Road	28

NCDOT R-5706A NC73	Davidson Concord Road to Poplar Tent Road	29
NCDOT R-5721A NC73	Beatties Ford Road to NC16	30
NCDOT U-5767 US21	Northcross Center Court to Westmoreland Road	33
NCDOT U-5807 Gilead Road	Commerce Centre Drive to NC115	33

NCDOT 5-Year Resurfacing List

NCDOT maintains a five-year annual street resurfacing list by county. When streets are scheduled for resurfacing, NCDOT and the Town collaborate to identify intersections that curb ramps, pedestrian crosswalks, or pedestrian signals should be installed. The following NCDOT maintained roads have been identified for resurfacing. This list is not all inclusive and roads may be added, removed or the limits modified to account for actual road conditions.

Project Year	Street Name	Limits
2021	SR2445 Trails End Lane	Asbury Chapel to End
2021	SR2136 Gilead Road	McCoy to Bud Henderson
2022	NC115 Old Statesville Road	Gilead Road to begin divide at NC 73 Sam Furr

Town of Huntersville 5-Year Resurfacing List

General Resurfacing Standards:

Every 3-4 years, the Town of Huntersville commissions a third party engineering firm to evaluate the streets that the Town of Huntersville maintains. The evaluation is completed using a widely adopted and popular methodology, also used by the NCDOT. Each street segment is given a rating (PCR - pavement condition rating) on a scale of 0-100 based on the varying distresses exhibited by the pavements. The Town then uses this PCR number, along with engineering judgement to identify the priority needs for annual resurfacing efforts. Huntersville Roadways selected are strictly selected by condition of road, not per subdivision.

Project Year	Street Name	Subdivision
2021	Bridgeton – Townley to Calverton	Birkdale Village
2021	Bridgeton – Strandhill to Alley	Birkdale Village
2021	Bridgeton – Alley to Townley	Birkdale Village
2021	Camden Hollow – Brickle to Bridgeton	Birkdale Village
2021	Invermere – Strandhill to Parkton Gate	Birkdale Village
2021	Lindholm – Bridgeton to Formby	Birkdale Village
2021	Strandhill – Bridgeton to Townley	Birkdale Village
2021	Villanova – Oak Park to Camden Hollow	Birkdale Village
2021	Blooming Arbor – Wynford Hall to Wynfield Creek Parkway	MacAulay

2021	Breton Brook – Blooming Arbor to cul-de-sac	MacAulay
2021	Dryburgh – Standerwick to Standerwick	MacAulay
2021	Garnkirk – Glen Miro to cul-de-sac	MacAulay
2021	Glen Miro – Brown Gelly to Cardross	MacAulay
2021	Glen Miro – Albury to Brown Gelly	MacAulay
2021	Grove Tree – Groveland to cul-de-sac	MacAulay
2021	Hugh Torance Parkway – Chaddsley to Sagefield	MacAulay
2021	Hugh Torance Parkway – Almondell to Chaddsley	MacAulay
2021	Hugh Torance Parkway – Sagefield to Roundabout	MacAulay
2021	Hugh Torance Parkway – Roundabout to Almondell	MacAulay
2021	Park Grove – Mayberry to Groveland	Wynfield Forest
2021	Park Grove – Groveland to cul-de-sac	Wynfield Forest
2021	Prestwoods – Lizzie to Windblown	Wynfield Forest
2021	Prestwoods – cul-de-sac to Windblown	Wynfield Forest
2021	Pristine – Wynfield to cul-de-sac	Wynfield Forest
2021	Sagefield – Chaddsley to Hugh Torance	Wynfield Forest
2021	Uxbridge – Cokerham to Cleveleys	Birkdale
2021	Uxbridge – Cleveleys to cul-de-sac	Birkdale
2021	Cokerham – Hollyhead to cul-de-sac	Birkdale
2021	Cockerham – Brown Gelly to Holly Head	Birkdale
2021	Cockerham – Uxbridge to Brown Gelly	Birkdale
2021	Dumphries – end to McDunkeld	Oaks at McIlwaine
2021	Dumphries – McDunkeld to Galasheils	Oaks at McIlwaine
2021	Journey's End – McIlwaine to Misty Lilac	Tanners Creek
2021	Journey's End – Summer Serenade to Misty Lilac	Tanners Creek
2021	McDunkeld – Gleen Oak to Dumphries	Tanners Creek
2021	McDunkeld – Mclothian to Gleen Oak	Tanners Creek
2021	Misty Lilac – Journey's End to Journey's End	Tanners Creek
2021	Palomar – Tanners Creek to Regal Lily	Tanners Creek
2021	Summer Serenade – Tanners Creek to Journey's End	Tanners Creek
2021	Summer Serenade – Regal Lily to Tanners Creek	Tanners Creek
2021	Tanners Creek – Summer Serenade to Palomar	Tanners Creek
2021	Journey's End – Summer Serenade to Misty Lilac	Tanners Creek
2021	Bright Pine – Great Pine to Satin Wood	Hambright Woods
2021	Bright Pine – Satinwood to cul-de-sac	Hambright Woods
2021	Comanche – Hambright to Miriposa	Huntington Green
2021	Comanche – Ithica to Toledo	Huntington Green
2021	Great Pine – Bright Pine to cul-de-sac	Hambright Woods
2021	Harkers – Swansboro to cul-de-sac	Yorkdale
2021	Lakehaven – end to Linwood	Huntington Green
2021	Richford – Cimmaron to Tuscaloosa	Huntington Green
2021	Rodanthe – Swansboro to cul-de-sac	Yorkdale
2021	Satinwood – Bright Pine to cul-de-sac	Hambright Woods
2021	Toronto – Cimmaron to McCoy	Huntington Green
2021	Hillcrest – Rollingwood to Lakehaven	Covington

2021	Rollingwood – Hillcrest to Lakehaven	Covington
2021	Linwood – Hillcrest to Lakehaven	Covington
2021	Lakehaven – Linwood to Rollingwood	Covington
2021	Bravington – Old Dobbin to Chenault	Covington
2021	Bravington – Chenault to Menifee	Covington
2021	Crown Ridge – Huntersville Concord to Newstead	Crown Ridge
2021	Cumberland Crest – Chenault to Covington	Covington
2021	Cumberland Crest – cul-de-sac to Chenault	Covington
2021	Kedleston – Huntersville Concord to Levins Hall	Crown Ridge
2021	Kedleston – Levins Hall to Silbury	Crown Ridge
2021	Newstead – Crown Ridge to Holkham	Crown Ridge
2021	Newstead – cul-de-sac to Crown Ridge	Crown Ridge
2021	Newstead – Holkham to Batemans	Crown Ridge
2021	Old Vermillion – Batemans to Drake Hill	Vermillion
2021	Reese Boulevard – Gilead to Rose Commons	Rosedale
2021	Reese Boulevard – Rose Commons and Rose Meadow	Rosedale
2021	Reese Boulevard – Rose Meadow to Alley	Rosedale
2021	Rose Commons – Reese to Market Square	Rosedale
2021	Markey Square – Rose Commons to Gilead	Rosedale

Appendix C – Public Outreach

The Americans with Disabilities (ADA) Draft Transition Plan will be presented to the Town Board on September 20, 2021. During this public meeting, staff will update the Town Board on the results of the self-evaluation as well as conveyed the short and long-term strategies.

The Plan will be published to the Town's website at www.huntersville.org (Exhibit A), the Town's Facebook page (Exhibit B), the Town's Twitter page (Exhibit C), on March 1, 2021. The Town notified the public as well as local supporting agencies that the Draft Plan was available for review and that a public input meeting was scheduled for May 10, 2021 from 4:00 at Huntersville Town Hall for the public to hear the results of the self-evaluation as well as an opportunity to provide feedback to Town staff.

One member of the public attended the public meeting and signed up to speak. He expressed his interest in seeing accessibility concerns be part of the future land uses his son will grow into locally.

Town of Huntersville NORTH CAROLINA

ADA Transition Plan
Public Hearing

PLEASE PRINT:

NAME	ADDRESS (or NEIGHBORHOOD) and/or EMAIL	TOPIC OF CONCERN OR COMMENT
Jeremy Wallace	21609 Colina Dr. Cornelius NC 28031	ADA

An online public input survey on accessibility of facilities within the Town accompanied the advertisement of the public meeting. We had 22 respondents to that survey and the link remains active today. ***Click for survey results***.

Exhibit A: Meeting Announcement Post on Town Website:

Home - Town News

Posted on: April 16, 2021

[ARCHIVED] ADA Transition Plan Online Survey and Public Meeting

In an effort to make the Town of Huntersville's public facilities accessible to all, the Town is in engaged in developing an American with Disabilities Act (ADA) Transition Plan for the Town's public facilities. The ADA Transition Plan for public facilities demonstrates the Town of Huntersville's commitment to providing equal access to all of its public programs, services, facilities, and activities for citizens with disabilities.

The Plan is intended to identify physical obstacles that limit the accessibility of facilities to individuals with disabilities, describe the methods to be used to make the facilities accessible, provide a schedule for making modifications to better provide access and identify parties responsible for implementation of the Transition Plan.

How to provide input:

The ADA Transition Plan process is currently underway and the Town would like to hear your comments and concerns regarding accessibility of Town facilities as part of the development and prioritization of the ADA Transition Plan.

Public Meeting – A public meeting will be held Monday , May 10 at 4:00 p.m. at Huntersville Town Hall to discuss the ADA Transition Plan and feedback received thus far.

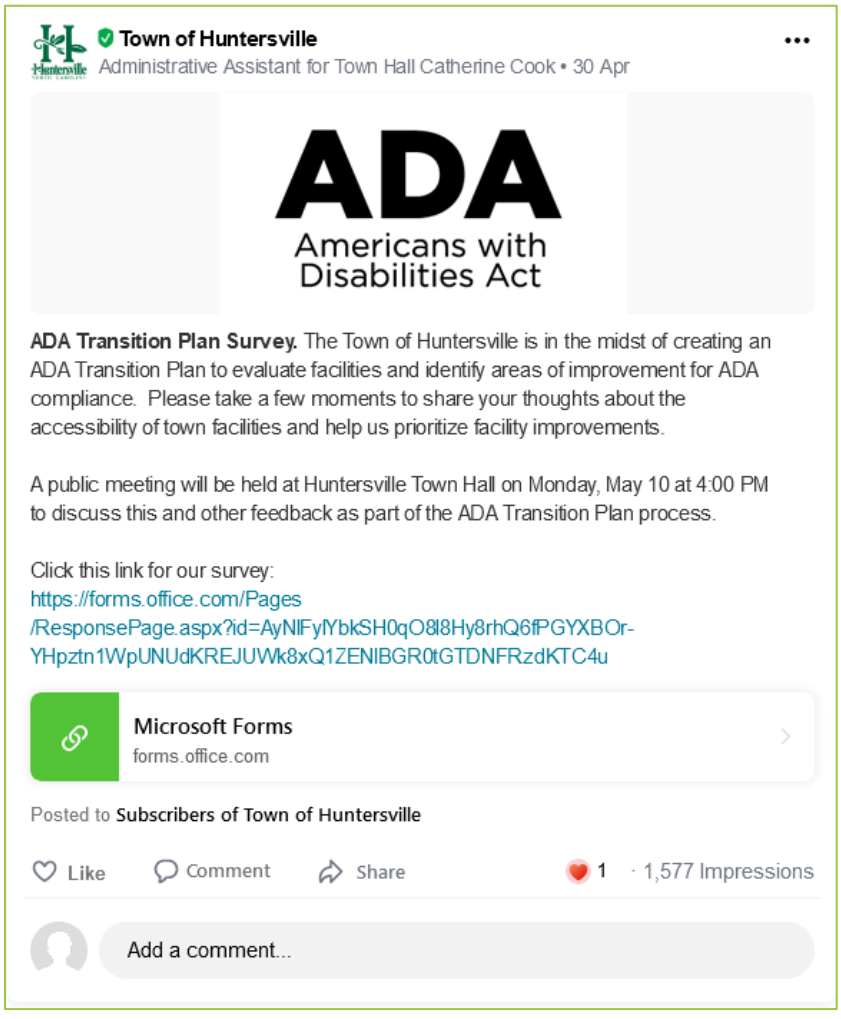
Citizen Survey - Please take a few minutes to complete a brief survey to share your observations and concerns regarding accessibility of the public facilities within the Town of Huntersville as it will help us prioritize our ADA improvements.

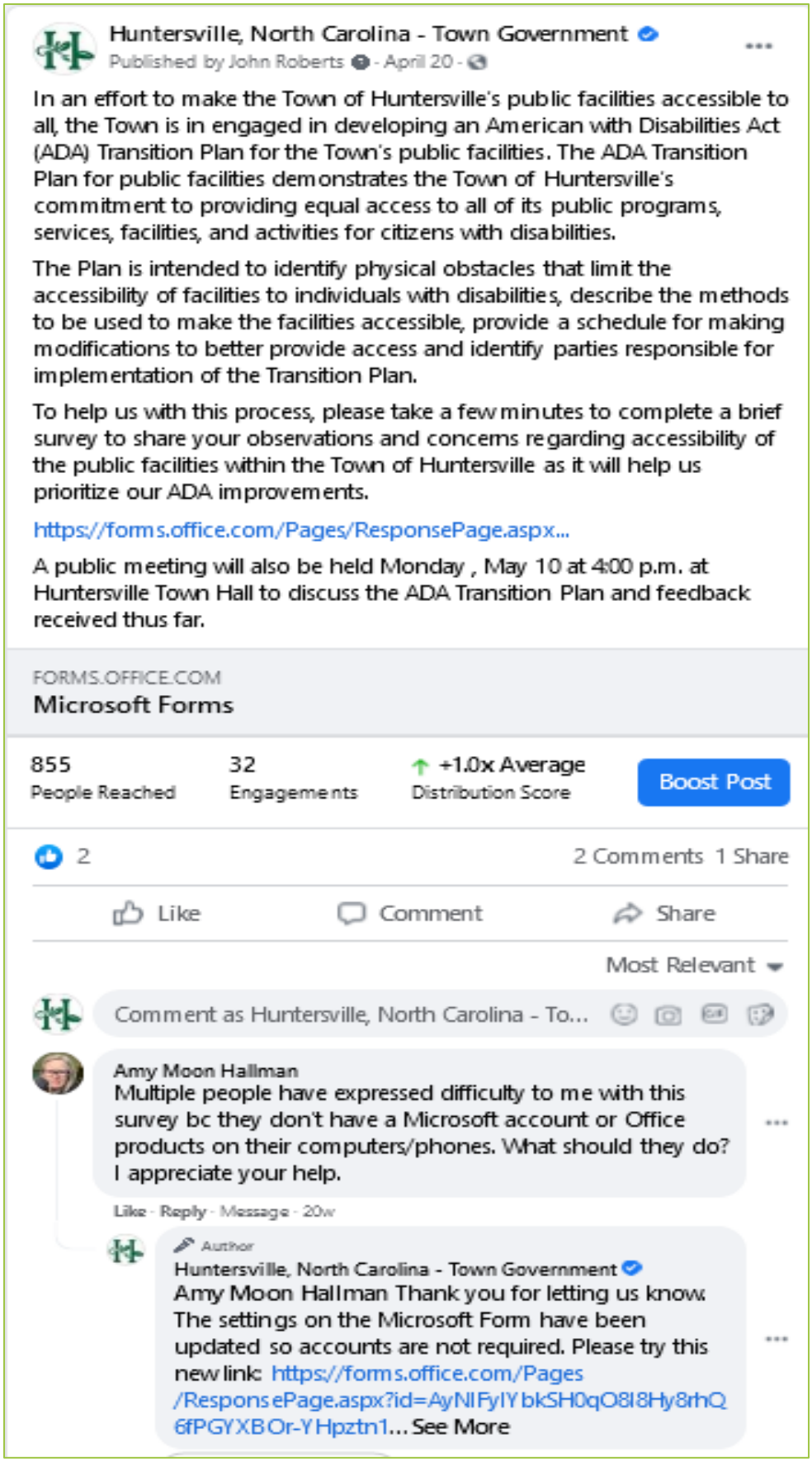
The Town is looking for input from:

- People with disabilities – the Town is seeking representatives for a variety of disabilities
- Senior citizens;
- Other individuals and members of groups that encounter barriers related to transportation, such as parents of children with disabilities;
- People with experience and knowledge of ADA planning and requirements or also serve disabled populations;
- Interested Town of Huntersville residents.

Additional information on the Transition Plan can be obtained by contacting the Town's ADA Coordinator, Jackie Huffman at jhuffman@huntersville.org or 704-766-2206.

Exhibit B: Meeting info and survey link shared to various social media (Twitter, Nextdoor and Facebook):





Huntersville, North Carolina - Town Government
Published by John Roberts - April 20 -

In an effort to make the Town of Huntersville's public facilities accessible to all, the Town is in engaged in developing an American with Disabilities Act (ADA) Transition Plan for the Town's public facilities. The ADA Transition Plan for public facilities demonstrates the Town of Huntersville's commitment to providing equal access to all of its public programs, services, facilities, and activities for citizens with disabilities.

The Plan is intended to identify physical obstacles that limit the accessibility of facilities to individuals with disabilities, describe the methods to be used to make the facilities accessible, provide a schedule for making modifications to better provide access and identify parties responsible for implementation of the Transition Plan.

To help us with this process, please take a few minutes to complete a brief survey to share your observations and concerns regarding accessibility of the public facilities within the Town of Huntersville as it will help us prioritize our ADA improvements.

https://forms.office.com/Pages/ResponsePage.aspx...

A public meeting will also be held Monday , May 10 at 4:00 p.m. at Huntersville Town Hall to discuss the ADA Transition Plan and feedback received thus far.

FORMS.OFFICE.COM
Microsoft Forms

855 People Reached | 32 Engagements | +1.0x Average Distribution Score | Boost Post

2 | 2 Comments 1 Share

Like | Comment | Share

Most Relevant

Comment as Huntersville, North Carolina - To...

Amy Moon Hallman
Multiple people have expressed difficulty to me with this survey bc they don't have a Microsoft account or Office products on their computers/phones. What should they do? I appreciate your help.

Like · Reply · Message · 20w

Author
Huntersville, North Carolina - Town Government
Amy Moon Hallman Thank you for letting us know. The settings on the Microsoft Form have been updated so accounts are not required. Please try this new link: https://forms.office.com/Pages/ResponsePage.aspx?id=AyNIFyIYbkSH0qO8I8Hy8rhQ6fPGYXBOr-YHpztn1... See More

Appendix D – Public Notice of ADA Requirements and Grievance Procedure

As required by the ADA, the Town has posted the following notice outlining its responsibilities with regard to ADA compliance.

Public Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990, the Town of Huntersville will not discriminate against qualified individuals based on disability in Town services, programs or activities.

Employment: The Town does not discriminate based on disability in its hiring or employment practices and complies with all regulations promulgated by the U.S.

Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA).

Effective Communication: The Town will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the Town's programs, services and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing or vision impairments.

Modifications to Policies and Procedures: The Town will make all reasonable modifications to policies and procedures to ensure that people with disabilities have an equal opportunity to enjoy all Town programs, services and activities. For example, individuals with service animals are welcomed in Town offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a Town program, service or activity, should contact the office of the ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event: Jackie Huffman 704-875-6541

The ADA does not require the Town to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

The Town will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

Complaint Process

The Town of Huntersville has developed an internal procedure providing for prompt and equitable resolution of complaints alleging any action prohibited by the U.S. Department of Justice regulations implementing Title II of the Americans with Disabilities Act. Title II states, in part, that "no otherwise qualified disabled individual shall, solely by reason of such disability, be excluded from the participation in, be denied the benefits of or be subjected to discrimination: in programs or activities sponsored by a public entity". Complaints should be addressed to: ***Town of Huntersville, Attn: Jackie Huffman, PO Box 664, Huntersville, NC 28070***.

A complaint should be filed verbally or in writing, contain the name and address of the person filing it, and briefly describe the alleged violation of the regulations. A complaint should be filed within 60 days after the complainant becomes aware of the alleged violation. (Processing of allegations of discrimination, which occurred before this grievance procedure was in place, will be considered on a case-by-case basis).

An investigation, as may be appropriate, shall follow a filing of complaint. The investigation shall be coordinated by the ADA Coordinator who works with an internal technical staff to identify where local, state and/or federal laws might be in violation. This process is informal but provides a thorough investigation, affording all interested persons and their representatives, if any, an opportunity to submit evidence relevant to a complaint.

A written determination as to the validity of the complaint and a description of the resolution, if any, shall be issued by the ADA Coordinator and a copy forwarded to the complainant no later than 30 days after its filing. The ADA Coordinator shall maintain the files and records of the Town of Huntersville relating to the complaints filed.

The complainant can request a reconsideration of the case in instances where he or she is dissatisfied with the resolution. Since the ADA Coordinator works with both private and public businesses, the extent of the remedy may be limited depending on the complaint filed. The request for reconsideration should be made in writing within 30 days to the ADA Compliance Committee, which shall be appointed by the Assistant Town Manager. The Committee will conduct the initial review and determination. The Assistant Town Manager shall make the final decision.

The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of an ADA complaint with the responsible federal department or agency. Use of this grievance procedure is not a prerequisite to the pursuit of other remedies.

These rules shall be construed to protect the substantive rights of interested persons to meet appropriate due process standards and to assure that the Town of Huntersville complies with the ADA and implementing regulations.

Appendix E – Contact Information

ADA Coordinator:

Name: Jackie Huffman

Job Title: Deputy Town Manager

Office Address: 101 Huntersville-Concord Road, Huntersville NC, 28078

Mailing Address: P.O. Box 664 Huntersville NC, 28070

Phone: (704) 875-6541

E-mail: jhuffman@huntersville.org

Attachments

Attachment 1 – Self-Evaluation Public Buildings and Spaces

Attachment 2 – Self-Evaluation Pedestrian Facilities and Public Rights-of-Way

Attachment 3 – Self-Evaluation Public Rights-of-Way

ID	How would you rank the overall accessibility of the Town of Huntersville's sidewalk, crosswalks or other public walkways?	Which should be the highest priority to improve pedestrian access within the Town?	What pedestrian facilities do you think require the most improvements?	What barriers do you think are limiting access the most?	Please share any specific town facilities that require improvement (please list):	I have, or am related to a Town resident who has functional needs or disabilities affecting:	Please provide any other ADA feedback below:
1	Neutral	Sidewalks	Sidewalks	Lack of infrastructure		Walking	Sidewalks or lack of sidewalks in older parts of town prohibit citizens, especially those with mobility issues, from getting out and walking the neighborhoods and town.
2	Good	Residential areas	Crosswalks	Incorrect materials/markings			
3	Poor	Sidewalks	Crosswalks	Lack of infrastructure	All cross walks especially in residential areas should have signs that state “state law requires vehicles to yield for pedestrians”	Walking	More sidewalks allowing for residents to move freely about town. There are sidewalk segments, but not continuous opportunities to move through the town without going into roads.
4	Good	Parks and trails	Sidewalks	Lack of infrastructure			
5	Very Poor	Sidewalks	Sidewalks	Lack of infrastructure			
6	Good	Parks and trails	Greenway and Dirtway	Lack of infrastructure	The Greenway needs to be extended and linked together and paved for wheelchair access/use.	Walking	
7	Very Good	Sidewalks	Sidewalks		I think improving the sidewalk, crosswalk and curb appeal on Statesville road starting from Hambright Road all the way up to Sam Furr road will benefit Huntersville by making it more appealing and neat.		South of Gilead on Statesville Rd looks very different to north Huntersville. There are very nice subdivisions there and should have sidewalks, crosswalks improvement.
8	Good	Sidewalks	Crosswalks	Old infrastructure	Old infrastructure		A scale view of the cities facilities and infrastructure.
9	Good	Sidewalks	Sidewalks	Lack of infrastructure		Thinking	
10	Neutral	Sidewalks	Curb ramps	Lack of infrastructure	Any town facility that does not have automatic doors, curb cuts, and actual accessible bathrooms (a wider stall and a railing doesn't equal accessible). I just moved to Huntersville from Charlotte in December so I haven't been exploring much with the pandemic, so that's just a general assumption.	I'd put thinking but that option rubs me the wrong way. I have ADHD (and an MSW).	While it is GREAT that a focus has been placed on accessibility, ADA compliance is a bare minimum. Transportation is quite possibly the largest factor in access to buildings. A physical location can be totally accessible on their own, but if transportation is not addressed, people will say "Well, we made it accessible for no reason because no one came!"

11	Poor	Sidewalks	Sidewalks	Lack of infrastructure	Crosswalks need to be added to Veterans Park area. Sidewalks in many areas are in disrepair or have overgrowth making it hard for someone to get through who has mobility issues. I know more sidewalks are coming, but the town still has a long way to go.	Father-in-law is wheelchair bound and visits often. They are looking at moving into town.	
12	Neutral	Sidewalks	Sidewalks	Lack of infrastructure		Autism we need signs to make the public aware of a deaf child in the neighborhood	Ada is not just about entering a building but making public events available to the deaf as well this act passed July 1990 giving the dead the right to communication in their native language. Sign language. We never include an interpreter in our events that deaf come to. You won't know they are deaf. The invisible disability for more info contact me I am a professional interpreter
13	Poor	Sidewalks	Sidewalks	Incorrect materials/markings			
14	Poor	Sidewalks	Sidewalks	Lack of infrastructure			
15	Neutral	Parks and trails	Crosswalks	Old infrastructure		Hearing	
16	Neutral	Parks and trails	Sidewalks	Combination of old infrastructure and lack of infrastructure.		Vision	
17	Very Poor	Sidewalks	Crosswalks	Incorrect materials/markings		Walking	Start with your new construction of sidewalks and curb ramps. Everything that is being built is not being built to ADA standards. Let the developers pay for it. Why should the taxpayers foot the bill after the township has taken over a brand new subdivision or building that's is not compliant?
18	Neutral	Parks and trails	Handrails	Old infrastructure		Walking	
19	Poor	Anywhere there are steps there should be a ramp instead. All people can use a ramp!	All including parking	Lack of infrastructure	Example, we just attended Hello Huntersville, zero handicapped parking available. The legion had all of the handicapped parking coned off, the town used the other handicapped parking for vendors. Three vendors caused the entire parking lot near the venue to be closed off. The opposite end of the veterans park which would be ideal for handicapped parking has no parking whatsoever! Very poor planning for those with special needs as well as the entire population!		I am amazed at how far away from the building the handicapped parking is from the new recreation building on Verhoff. How does this parking help someone who uses crutches? If you can't park or have access to a building or a park how can you use it? Why in 2021 are there even steps? Everyone, Everyone can use a ramp! Just providing handicapped parking spaces but not placing them close to a facility serves no real purpose!
20	Good	Parks and trails	Sidewalks	Unsure		All of the above	
21	Very Poor	Rip down + start over	Everything	Old infrastructure		Walking	
22	Good	Sidewalks	Crosswalks	Old infrastructure			I think an increase in interconnected sidewalks, and improvement of broken sidewalks and curb cuts, are a very high priority.